

CITY COUNCIL  
RESOLUTION NO. 2016 - \_\_\_\_

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING THE  
SMALL LOT TENTATIVE SUBDIVISION MAP FOR THE MEADOWLANDS PROJECT  
(ASSESSOR'S PARCEL NUMBERS 008-010-021, 008-010-022, 008-010-038, 008-010-041,  
008-010-047, & 008-010-048)

WHEREAS, Title 17, Chapter 17.04 et seq. of the Lincoln Municipal Code provides for City Council review, upon recommendation of the City's Planning Commission, of all Tentative Maps; and

WHEREAS, on August 17, 2016, the City of Lincoln Planning Commission adopted Resolution No. 2016-24 forwarding a recommendation of approval to the City Council for the Small Lot Tentative Subdivision Map; and

WHEREAS, the Amended General Development Plan for the Meadowlands Project, was approved by the City Council (Resolution No. 2016 - \_\_\_\_); and

WHEREAS, notices describing the proposed Small Lot Tentative Subdivision Map for the Meadowlands Project were sent to neighboring property owners pursuant to the Lincoln Municipal Code Section 17.16.150 and notice of the City Council's public hearing was published in accordance with Section 6061 of the Government Code in at least one newspaper of general circulation within the City of Lincoln at least ten calendar days before the City Council meeting; and

WHEREAS, prior to approval of the proposed Small Lot Tentative Subdivision Map for the revised Meadowlands Project, the City Council reviewed and considered the information contained in the Addendum to the Final Environmental Impact Report and adopted Resolution No. 2016 - \_\_\_\_, approving the Addendum to the Final Meadowlands Environmental Impact Report (SCH No. 2006032003) as the proposed project is consistent with the type and intensity of land uses analyzed in the Final Environmental Impact Report (EIR) and no new significant impacts or substantial increase in the severity of previously identified significant impacts have been identified. The Mitigation Monitoring and Reporting Program, Alternatives Findings and Statement of Overriding Considerations adopted as part of the Final EIR are still applicable to the proposed project, subject to the modified mitigation measure language found within the Addendum to the Environmental Impact Report; and

WHEREAS, the Meadowlands Project includes all of the following entitlements; the CEQA Resolution, Resolution No. 2016- \_\_\_\_; the General Plan Amendment, Resolution No. 2016 - \_\_\_\_; Rezone, Ordinance \_\_\_\_; Amended General Development Plan, Ordinance \_\_\_\_; Large Lot Tentative Map, Resolution No. 2016- \_\_\_\_; this Resolution approving the Small Lot Tentative Subdivision Map; and the Specific Development Plan/Development Permit (the Meadowlands Project"), Resolution 2016- \_\_\_\_; and

WHEREAS, the City Council has reviewed the proposed Small Lot Tentative Subdivision Map for the Meadowlands Project and conducted a public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVAL OF THE SMALL LOT TENTATIVE SUBDIVISION MAP FOR THE MEADOWLANDS PROJECT, AS FOLLOWS:

Section 1. This Resolution incorporates, and by this reference makes a part hereof, that certain Small Lot Tentative Subdivision Map for the Meadowlands Subdivision, substantially in the form on file with the Community Development Director, relative to the proposed development of the Meadowlands Project on certain real property consisting of approximately 109 acres, located at the northwest corner of 9<sup>th</sup> Street and East Avenue in the City of Lincoln.

Section 2. Small Lot Tentative Subdivision Map Findings. Pursuant to Section 66474 of the Subdivision Map Act, the City Council hereby finds and determines as follows:

a. The Small Lot Tentative Subdivision Map for the Meadowlands Project is consistent with the Lincoln General Plan, as amended by Resolution 2016 – \_\_\_\_\_, (the “General Plan”), because the Small Lot Tentative Subdivision Map provides for the subdivision of the plan area in preparation of residential development in accordance with the amended General Plan land use designations. Consistent with the General Plan Land Use Element and related policies, specific residential lots are zoned at densities for low density residential development, medium density residential development, and high density residential development. Sufficient land would be subdivided for a variety of housing types, residential densities, and housing prices that will meet the needs for projected growth. This planned residential development will be supported by adequate public services and utilities.

b. The design or improvement of the proposed subdivision of the Meadowlands Project is consistent with the General Plan because adequate infrastructure and services will be extended to the property and will be available to serve the demand for services generated by the residential development, including water, sanitary sewer, storm drain facilities, dry utilities and roadways. The Developer will work with the Police Department to ensure adequate security measures are incorporated into the Project. The Developer will install fire protection measures and emergency access in accordance with the City’s standards.

c. The site is physically suitable for the types of development proposed for the Meadowlands Project because the proposed lot configuration is planned to respect and enhance the site’s natural form and environmental attributes and constraints. The proposed lot configuration is also designed to avoid sensitive vegetation and wildlife resources. An erosion control, a complete drainage system plan, and a water quality control plan shall be prepared and incorporate National Pollutant Discharge Elimination System (“NPDES”) requirements to protect water quality. The proposed subdivision will include adequately sized and properly aligned culverts at all drainage crossings in accordance with City standards to prevent blockage of high flows and associated erosion. Each phase of project construction will address both 100 and 200-year flood conditions as appropriate. With respect to sensitive vegetation and wildlife resources, extensive open space and habitat areas are included in the Project and will be preserved and maintained to avoid or mitigate impacts to such resources.

d. The site is physically suitable for the proposed density of residential development as discussed in Finding c. above.

e. Pursuant to the requirements of the Central Valley Flood Protection Act of 2008, the City Council Finds that the property is located within a watershed with a contributing area of 10 or fewer square miles.

f. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife

or their habitat because potential Meadowlands Project impacts related to the environment have been mitigated to a less-than-significant levels in addition to other specific measures set forth above in Finding c.

g. The design of the subdivision or type of improvements is not likely to cause serious public health problems since water, sewer, police, fire and solid waste services will be adequately provided to the residential development.

h. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Adequate open space is located immediately adjacent to the residential development and will be accessible to the public.

i. The Meadowlands Project area is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

Section 3. The Small Lot Tentative Subdivision Map for the Meadowlands Project is subject to the conditions set forth in Exhibit A, attached hereto and incorporated by this reference. These conditions support the findings made by the City Council set forth herein.

Section 4. Based on the findings set forth in this Resolution, the CEQA Resolution No. 2016 – \_\_\_\_\_, and the evidence provided in the Staff Report, the City Council hereby approves the Small Lot Tentative Subdivision Map for the Meadowlands Project, substantially in the form on file with the Community Development Director, subject to the following:

- A. Exhibit A, Conditions of Approval
- B. Exhibit B, Small Lot Tentative Subdivision Map, dated July 22, 2016
- C. Exhibit C, Phasing Plan, dated July 15, 2016
- D. Exhibit D, Preliminary Sections, dated July 22, 2016
- E. Exhibit E, Preliminary Grading Plans, dated July 15, 2016
- F. Exhibit F, Preliminary Utility Plans, dated July 15, 2016
- G. Exhibit G, Landscape Entitlement Plan, dated May 16, 2016
- H. Exhibit H, East Avenue Striping Plan, dated January 28, 2016
- I. Exhibit I, 9<sup>th</sup> Street EVA Plan, dated July 15, 2016

PASSED AND ADOPTED THIS 13<sup>th</sup> day of September, 2016 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

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Spencer Short, Mayor

ATTEST:

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Gwen Scanlon, City Clerk

The Meadowlands Small-Lot Tentative Map, located north of 9<sup>th</sup> Street and west of East Avenue in the City of Lincoln, Assessor's Parcel Numbers 008-010-021, 008-010-022, 008-010-038, 008-010-041, 008-010-045, 008-010-047, and 008-010-048 is approved subject to the following conditions of approval:

Applicant is Niemi Development Partners, LLC.

**\*\*** (Double Asterisk) located in front of the Condition is specific to the Meadowlands project.

Condition	Timing	Department	Status
<b>GENERAL</b>			
1. The ability to proceed under any approvals, entitlements, or authorizations granted by this action, including the recordation of Final Map, are contingent upon compliance with the terms and conditions of the Amended General Development Plan.	General Conditions	Community Development Department & City Engineer	
2. All development within the Meadowlands General Development Plan area is subject to compliance with Mitigation Measures contained within the Meadowlands FEIR (State Clearinghouse No. 2006032003) as amended by the approved Meadowlands Addendum to the Environmental Impact Report, approved by City Council Resolution 16-_____.	General Conditions	Community Development Department	
3. For the Low Density and Medium Density residential development areas within the Meadowlands project boundaries, the Small-Lot Tentative Subdivision Map approval shall also be considered as the Specific Development Plan/Permit approval and shall be subject to subject to compliance with Mitigation Measures contained within the Meadowlands FEIR (State Clearinghouse No. 2006032003) as amended by the approved Meadowlands Addendum to the Environmental Impact Report, dated July, 2016 and the amended General Development Plan.	General Conditions	Community Development Department	



**Exhibit A**

## Meadowlands Small Lot Tentative Subdivision Map Conditions of Approval

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Condition	Timing	Department	Status
4. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General Conditions	All	
5. The Applicant shall pay the City's actual costs of providing entitlement processing Plan review, Final Map review, GIS, administrative fee, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.	General Conditions	All	
6. The Small Lot Tentative Subdivision Maps shall be subject to those provisions set forth in the amended General Development Plan for the Plan Area, adopted by Ordinance No ____.	General Conditions	Community Development Department	
7. The conditions of approval for the Tentative Maps supersede any and all conflicting notations, and information which may be shown on said Maps.	General Conditions	All	
8. The Small Lot Tentative Subdivision Map approval is valid for two years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e).	General Conditions	Community Development Department	
9. All improvements and construction within the project shall be consistent with the Meadowlands Tentative Subdivision Maps and the Meadowland General Development Plan.	Prior to Improvement Approval	Community Development Department & City Engineer	

Condition	Timing	Department	Status
10. One or more residential small lot maps may be approved subsequent to the approved Large Lot Final Subdivision Map.	Prior to Final Map Approval	Community Development Department & City Engineer	
11. The Applicant shall provide design and construction of all improvements conforming to the City of Lincoln Municipal Code, Section 17, Design Criteria and Procedures Manual and Public Facilities Improvement Standards, or as modified by these Conditions of Approval, or as approved by the City Engineer and/or Community Development Director	Prior to Improvement Approval	Community Development Department & City Engineer	
<b>PHASING **</b>			
12. ** The Tentative Subdivision Map allows for the project to be developed in phases. The phasing shall be consistent with the exhibits dated July 22, 2016, to the satisfaction of the City Engineer: Large Lot #1 Development Phase Requirements, Large Lot #3 Development Phase Requirements, Large Lot #4 Development Phase Requirements, Large Lot #6 Development Phase Requirements.	Prior to Improvement Approval & Final Map Approval	Community Development Department & City Engineer	

Condition	Timing	Department	Status
<p>13. ** For the phase that designs &amp; constructs Gladding Parkway:</p> <ul style="list-style-type: none"> <li>From C St. to East Ave. the improvements shall include: street improvements with curb and gutter within the right of way, median planter curbs and landscaping and City utilities. Street improvement on both sides of the street: sidewalks, street lights, and landscaping between curb and sidewalk. The landscaping behind the sidewalk and the soundwall shall be designed and constructed with the adjacent internal subdivision improvements.</li> <li>From C St. to the west edge of the project the improvements shall include the south side path and street lights. The remainder of the street improvements for this segment of Gladding Parkway shall be designed and constructed with the Large Lot 6 (Multi-Family) phase. The soundwall on the south side and landscaping between the soundwall and the path shall be designed and constructed with the Large Lot 3 and 4 phase subdivision improvements.</li> </ul>	<p>Prior to Improvement Approval &amp; Final Map Approval</p>	<p>Community Development Department &amp; City Engineer</p>	

14.	<p><b>** For the phase that designs and constructs East Avenue widening from 12th St. to 9th Street:</b></p> <ul style="list-style-type: none"> <li>The improvements shall include the street widening and any necessary utility relocation and City utilities, street lighting, sidewalk, and landscaping between the back of curb and the sidewalk. The landscaping behind the sidewalk and the soundwall shall be designed and constructed with the Large Lot 3 and 4 phase subdivision improvements.</li> <li>The 9th street closure shall be completed with the first Large Lot phase to be constructed. The utility stubs and surface improvements shall to the satisfaction City Engineer.</li> </ul>	Prior to Improvement Approval & Final Map Approval	Community Development	
15.	<p><b>** For the phase that designs and constructs 12th Street widening &amp; extension from East Ave. to C Street:</b></p> <ul style="list-style-type: none"> <li>Along the school frontage, the improvements shall include: the street widening, street lighting, sidewalk, and utilities, and existing street reconstruction. On the south side, the landscaping behind the sidewalk and the private fence shall be designed and constructed with the Large Lot 3 phase subdivision improvements.</li> <li>West of the school, improvements shall include: curb, gutter and sidewalk and street lights both sides, and street improvements and utilities. On the south side, the landscaping behind the sidewalk and the private fence shall be designed and constructed with the Large Lot 3 phase subdivision improvements.</li> </ul>	Prior to Improvement Approval & Final Map Approval	Department & City Engineer	

<p>16.</p>	<p><b>**</b> For the phase that designs and constructs 9th Street widening:</p> <ul style="list-style-type: none"> <li>Along 9th Street between “A” Street and “C” Street, the improvements shall include the street widening and reconstruction, removal of valley gutters, utilities, street lighting, sidewalk north side, and landscaping between the back of curb and the sidewalk on the north side of 9th Street. The landscaping behind the sidewalk and the wood fence shall be designed and constructed with the Large Lot 4 phase subdivision improvements.</li> <li>Along 9th Street between “C” Street and “D” Street the improvements shall include the street widening construction, street lighting, utilities, curb and gutter on both sides, sidewalk on the north side, and landscaping between the back of curb and the sidewalk. The landscaping behind the sidewalk and the wood fence shall be designed and constructed with the Large Lot 4 phase subdivision improvements.</li> </ul>	<p>Prior to Improvement Approval &amp; Final Map Approval</p>	<p>Community Development Department &amp; City Engineer</p>	
<p>17.</p>	<p><b>**</b> For the phase that designs and constructs C Street:</p> <ul style="list-style-type: none"> <li>From 12th St. to Gladding Pkwy: the improvements shall include utilities and full width street including curb, gutter and sidewalk on the east side, curb, gutter and an attached 10-foot path on the west side, and street lights on both sides of the street.</li> <li>From Gladding Pkwy to 9th St.: For other than Large Lot 4 phase, the improvements shall include utilities and temporary pavement to the satisfaction of the City Engineer. For Large Lot 4 phase, improvements are standard full street, utilities, and street lights.</li> </ul>	<p>Prior to Improvement Approval &amp; Final Map Approval</p>	<p>Community Development Department &amp; City Engineer</p>	

<p>18. ** For the Phase that designs and constructs a portion of the Driveway between 12<sup>th</sup> Street to the end of the Ashwood Way cul-de-sac:</p> <ul style="list-style-type: none"> <li>• Design and construct the driveway from 12<sup>th</sup> Street to the water quality pond with the design and construction of the Pond. This phase of the driveway maybe a reduced cross section of 12-foot wide pavement including 2-foot AB shoulders with roadside ditches.</li> <li>• Design and construct the driveway and Path/Trail with the full cross section, with the design and construction of the park site or design and construction of Large Lot 1.</li> </ul>	<p>Prior to Improvement Approval &amp; Final Map Approval</p>	<p>Community Development Department &amp; City Engineer</p>	
<p>19. ** For the Phase that designs and constructs the Park:</p> <p>The Applicant shall design the park, including park driveway, to the satisfaction of the City Engineer and Community Development Director. The Park-plans, including the park driveway, shall be approved by the City prior to the issuance of the 70<sup>th</sup> single-family residential building permit within the Meadowlands phases. Prior to the issuance of the 95<sup>th</sup> single-family residential Building Permit within the Meadowlands Phases, the Applicant shall start construction of the park (Large Lot 9). The park shall be completed prior to the issuance of the 140<sup>th</sup> single-family residential Building Permit. The Applicant will pay park fees for all residential units in the project, as set forth in Condition 65, but shall receive for each single family residential building permit in the project a PFE credit against the PFE park fee to reflect the project's neighborhood park being constructed by the project Applicant, as set forth in this Condition.</p>	<p>Prior to Improvement Approval &amp; Final Map Approval</p>	<p>Community Development Department &amp; City Engineer</p>	

	<b>DEVELOPMENT STUDIES/MITIGATION</b>			
20.	The Applicant shall provide a water study with the 1st submittal of Improvement Plans to be reviewed and approved by the City Engineer. The water study shall evaluate the existing and proposed water system, and demonstrate that all existing and proposed systems are adequate to serve the project and conform to City standards, to the satisfaction of the City Engineer. The project shall provide appropriately-sized stubs for future connection of adjacent properties within the project and within the adjacent rights-of-way and provide oversizing of the project water mains as defined in the aforementioned water study.	Submit with Initial Submittal of the Improvement Plans for Approval	Community Development Department & City Engineer	
21.	The Applicant shall provide a sewer study with the 1st submittal of Improvement Plans to be reviewed and approved by the City Engineer. The sewer study shall evaluate the capacity of the existing and proposed sewer lines, and demonstrate that all existing lines and proposed lines have adequate capacity and conform to City standards, to the satisfaction of the City Engineer. The project shall provide appropriately-sized stubs for future connection of adjacent properties within the project and within the adjacent rights-of-way and provide adequate capacity in the project sewer lines as defined in the aforementioned sewer study.	Submit with Initial Submittal of the Improvement Plans for Approval	Community Development Department & City Engineer	

22.	The Applicant shall provide a drainage study with the 1st submittal of Improvement Plans to be reviewed and approved by the City Engineer. The drainage study shall include an analysis that demonstrates that the proposed drainage system (including both permanent and temporary facilities) and the existing system receiving the project drainage have adequate capacity to conform to City standards. The project shall plan to provide appropriately-sized stubs for future connections of adjacent properties within the project and adjacent rights-of-way and provide adequate capacity in the project drainage lines, channels, detention basins and water quality features for ultimate buildout of all current drainage shed areas.	Submit with Initial Submittal of the Improvement Plans for Approval	Community Development Department & City Engineer	
23.	The Applicant shall provide a Storm Water Quality Plan with the 1 <sup>st</sup> submittal of the improvement plans. The plan shall comply with the West Placer Storm Water Quality Design Manual and the State MS4 permit or current State requirements.	Submit with Initial Submittal of the Improvement Plans for Approval	Community Development Department & City Engineer	
24.	With each phase of development, the Applicant shall submit a soils report prepared by a soils engineer for the development including the park site. The report shall identify any grading and/or foundation soil problems on the lots and recommend any necessary corrective action to be taken. The reports shall be submitted with the Grading Permit or Improvement Plans whichever occurs first. The reports shall include sub-grade soil evaluation for roadway design and provide suggested structural road sections.	Submit with 1 <sup>st</sup> Submittal of Improvement plans	Community Development Department & City Engineer	
25.	The Applicant or future developer shall purchase all required environmental mitigation credits required under the Applicant's 404 permit prior to the start of construction of subdivision improvements.	Prior to Improvement Approval	Community Development Department & City Engineer	



26.	The Applicant shall provide the City with a copy of the approved 404 Permit and a 401 Certification to the Community Development Department.	Prior to Improvement Approval	Community Development Department	
<b>TRANSPORTATION/STREET IMPROVEMENT</b>				
27.	<p><b>**</b> The applicant shall design and construct the streets consistently with the Meadowlands Preliminary Street Section exhibits attached to the Tentative Subdivision Maps. The exception to the Preliminary Street Sections is the following: Gladding Parkway along the Multi Family Large Lot 6:</p> <p>The Multi-Family Large Lot 6 phase Applicant shall design and construct Gladding Parkway from C St. to the western Meadowlands boundary. The Gladding Parkway north side right-of-way shall be at the back of curb and gutter. The seven foot sidewalk shall be attached to the curb with street lights behind the back of sidewalk. The Multi-Family Lot Applicant shall dedicate a 12.5 foot municipal use easement (M.U.E.) from the back of curb to the north (which will include the sidewalk). This portion of Gladding Parkway is also eligible for PFE credit.</p>	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
28.	The Applicant shall pay to the City at each single family residential building permit in the project an in-lieu fee of \$1,450 for the City to use to reconstruct "A" Street and "C" Street between 9 <sup>th</sup> Street and 7 <sup>th</sup> Street, which shall include: full depth reclaimed pavement sections, reconstruction of damaged concrete curb and gutter or depressions or highs points, and construction of sidewalk and pedestrian ramps at the 7 <sup>th</sup> Street and 8 <sup>th</sup> Street intersections with "A" Street and "C" Street.	Prior to each single family building permit	Community Development Department	

29.	** All Large Lot phases are required to design and construct 12th Street improvements, from East Ave. to C St. These street improvements shall include full reconstruction of street (along the school frontage) and standard drainage improvements (from East Ave. to C St.), in addition to other improvements identified in the phasing condition. In addition to the permanent drainage system in the street, a temporary drainage system may be needed due to the phasing of the downstream drainage infrastructure. Temporary drainage or a redesign drainage system shall require approval of the City Engineer.	Prior to all Large Lot Phases Improvement Plan Approval & Construction	Community Development Department & City Engineer	
30.	** The closure of 9th Street between "A" Street and East Avenue shall be completed with the first Large Lot phase of development. The design details for stubbing utilities out of the East Avenue and surface improvements necessary to close 9 <sup>th</sup> Street shall be to the satisfaction of the City Engineer for each phase of construction.	Prior to 1 <sup>st</sup> Large Lot #3 or #4 Improvement Plan Approval & Construction	Community Development Department & City Engineer	
31.	**The following traffic indexes (TI) shall be used for roadway design: Minor Residential TI = 6.0 Primary Residential TI = 6.5 Gladding Parkway/East Ave. TI = 9.0 Emergency Access TI = Recom'd by soils engr./ acc'd by City Trail TI = 4.5	Prior to all Improvement Plan Approval	Community Development Department & City Engineer	
32.	**The Applicant shall install stop signs and legends at the intersections of Gladding Parkway/East Avenue, and "C" Street and 12 <sup>th</sup> Street/East Avenue when warranted by study prepared by the Applicant and approved by the City Engineer.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	

33.	** Permanent emergency vehicle access points, (E.V.A.) shall be constructed in a minimum 20-foot wide easement with 12-foot wide or as approved by the Fire Department and Community Development Department, pavement and aggregate base and 2-foot wide aggregate base shoulders. The project has two EVA's, the first at East Avenue at 9th Street intersection included with the 9th Street closure (See Street sections) The second at the end of Court I, if the cul-de-sac exceeds 500-feet in length per the Design criteria. The Structural section shall be determined during design. Gates, if installed in the easement, shall swing in the direction of travel and shall not impede access. A Knox Company padlock shall be provided on all easement gates.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
34.	** The Applicant shall provide a signal warrant study to determine when traffic signal will be required at 12th Street /East Avenue and Gladding Parkway/East Avenue, if not completed by others. If either or both of these signals are constructed by the Applicant, the costs of such signal construction shall be entitled to Transportation PFE fee credits.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
35.	Traffic striping, markings and signing shall be provided as required by the City's then current Standards and Specifications. A striping plan shall be submitted to the City Engineer for approval with each phase of Improvement Plans.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
36.	** The Applicant shall design and construct ADA compliant ramps on new and existing street intersections at 12 <sup>th</sup> Street (north side of the street) and 9 <sup>th</sup> Street (south side of the street) to allow movement of bicycles from sidewalks to on-street bike lanes where bike/trail routes merge with frontage sidewalks.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	

37.	** The Applicant shall design and construct East Ave widening at 9 <sup>th</sup> Street as required by the Community Development Department, as shown on the conceptual improvement plans. All widening designs shall be approved by the City Engineer and Community Development Department during the review and approval of Improvement Plans.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
38.	Street and park names shall be reviewed and approved by the City. The applicant shall work with the City to determine appropriate names to be incorporated into street names as feasible.	Prior to Improvement Plan and Final Map Approvals	Community Development Department & City Engineer	
<b>UTILITIES</b>				
39.	** The Preliminary Utility Plan exhibits dated July 22, 2016, are conceptual and shall be updated by the technical studies for sewer, water and drainage, required for each Lot phase. The improvement plans for each lot phase shall incorporate the final sewer, water and drainage study findings, to the satisfaction of the City Engineer.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
40.	** The Applicant shall TV the 21-inch sewer collector in 9th Street. The Applicant shall propose any rehabilitation, for review and approval of the City Engineer, The Applicant shall design and construct with the new street construction and reconstruction.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	

41.	The Applicant shall design and construct water sampling stations at locations approved by the City Engineer to allow for sampling of the water supply system, pursuant to the State of California and the City of Lincoln standards.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
42.	<b>**</b> The Applicant shall design and construct a water transmission main connected to the existing 24-inch in 12th Street, as a primary water supply from which the requirements of a looped water system for phasing, may be satisfied. The size and location of the new water transmission main shall be to the satisfaction of the Community Development Department. The route of the 24-inch water main shall be west on 12th Street to "C" Street, "C" Street to Gladding Parkway (Multi Family frontage), west on Gladding Parkway to the project property line. Per the 2012 PFE Study, effective May 14, 2012 under the water section, W-19b2 shall credit for distribution main diameter over 16-inches. Construction of the portion of the 24-inch water line west of the intersection of Gladding Parkway and Ashwood Way (i.e. fronting the multiple family residential parcel) shall be deferred until such time as the multiple family parcel develops.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
43.	The Applicant shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	

<b>STORM WATER QUALITY/GRADING/DRAINAGE</b>			
44.	The design, maintenance, inspection , and reporting of all storm water systems, devices, and treatment systems by the Applicant/HOA shall be in compliance with the State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ National Pollutant Discharge Elimination System Permit Phase II Municipal General Permit No. CAS000004, Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems and any design guidance developed by the City.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer
45.	The Applicant shall submit a post construction Erosion Control Plan and SWPPP for each phase of construction for City approval. The Plan shall include Best Management Practices (BMP's) to minimize and control the level of pollutants in storm water runoff released to off-site receiving waters. Specific techniques may be based upon geotechnical reports and shall comply with the adopted City standards.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer
46.	The Applicant shall submit a post construction Storm Water Quality Plan with the project drainage study with the 1 <sup>st</sup> submittal of improvements plans. The project shall comply with the West Placer Storm Water Quality Design Manual, the City Ordinance, California MS4 permit requirements or any other State mandated requirements.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer
47.	For projects or development applications less than 1 acre, the Applicant shall submit an erosion control program with Improvement Plans to the City for review and approval and shall implement the approved Plan. The Plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse of disposal and re-vegetation. Specific techniques may be based on geotechnical reports, and shall comply with the then current City standards. During construction of any portion of phase of the project, no disturbed areas shall be left exposed for extended periods of time. The City Engineer will determine the timing and extent of re-vegetation required during approval of Subdivision Improvement Plans.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer

48.	The project with each phase shall include adequately sized and properly aligned culverts at all drainage-way crossings. Culvert sizes must meet the design requirements and be approved by the City Engineer. Culvert alignment shall match the directional trend of the natural channel as closely as possible at both the upstream and downstream sides of the natural swale.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
49.	Design and construct temporary culverts over natural channels for any stream crossings used during the construction phase. Construction equipment and vehicles must not cross streams without a proper temporary culvert crossing.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
50.	In accordance with the City's then current standards, no disturbed surface or soil shall be left standing through a winter season without erosion control measures, such as re-vegetation of exposed slopes. Temporary erosion control measures (such as silt fences, staked straw bales, etc.) shall be employed at the base of disturbed slopes until re-vegetation is established.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
51.	Design and construct energy dissipaters where drainage outlets discharge on erodible soil or into natural drainage ways. Temporary dissipaters may be used for temporary storm runoff outlets during construction phase, permanent dissipaters shall be included for permanent pond outlets and the existing 60-inch diameter though drain outlet, unless the Erosion Control Plan indicates the conditions that render it unnecessary (subject to the approval of the Community Development Department and City Engineer).	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
52.	Locate and properly abandon under permit to the Placer County Environmental Health Department all septic systems and wells, prior to map recordation. Prior to abandoning any existing agricultural wells, the Applicant shall use water from the agricultural wells for grading and construction of the project or its phases.	Prior to Improvement Plan Approval, Construction, and Final Map	Community Development Department & City Engineer	

53.	** The existing berm constructed on Large Lot 5 has an existing 8-inch diameter drainage system discharging at the north end of the berm and day-lighting in future small Lot 4 of Large Lot 4 phase. The berm drainage system outfall shall be designed to connect to the new drainage system for this area to the satisfaction of the City Engineer; by either the Large Lot 3 or 6 (Multi Family) phase whichever is the first phase to be developed.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
54.	** The Applicant shall design and construct an asphalt maintenance access road from the park driveway (in Large Lot 7) to the water quality pond. The maintenance road shall extend to all pond discharges, entrance drain pipes into the pond and both weir structures. The maintenance road shall be a 12-foot wide paved section with 2-foot AB shoulders. The maintenance road turnarounds are required for maintenance truck turns. An all-weather surface for the balance of the maintenance road may be required. The above requirements shall be to the satisfaction of the City Engineer. (See phasing section for additional information)	Prior to Improvement Plan Approval & Final Map Approval	Community Development Department & City Engineer	
<b>FLOOD PLAIN/WETLANDS</b>				
55.	The Applicant shall prepare prior to each phase of Improvement Plan submittal a detailed analysis of the designated 100-year floodplain in the project area to determine the flood-prone areas and base flood elevations, if not already available. Floodplain elevations must be determined prior to the approval of a Final Subdivision Map. The Applicant shall be responsible for any costs associated with the need to file requests to FEMA for map changes, i.e. CLOMR or LOMR, subject to any third party reimbursement as may exist. The Applicants shall provide all data and mapping necessary to amend the City's FEMA mapping and fund all requests for amendments.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	



56.	Any proposed facilities to be located in flood-prone areas must be constructed in conformance with City standards, Specific Plan and/or FEMA criteria for floodplain development, including requirements that urban development not alter the base flood elevation as shown in the Markham Ravine and South Lincoln Master Drainage Plan and the existing Markham Ravine LOMR.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
<b>FIRE</b>				
57.	The final design, layout, pipe diameter, and line capacity of water and hydrant systems will be subject to approval of the City Engineer in consultation with the Fire Chief prior to start of any phase of underground utility construction.	Prior to Improvement Plan Approval	Community Development Department, City Engineer, & Fire Department	
58.	The final placement of fire hydrants shall be subject to the approval of the Fire Chief during the review of Improvement Plans and consistent with the then applicable improvement standards for the City.	Prior to Improvement Plan Approval	Community Development Department, City Engineer, & Fire Department	
59.	Consistent with the locations provided in the approved Tentative Map, emergency vehicle access ways and pedestrian connections will be reviewed with Improvement Plans and be approved by the Fire Department, Community Development Department, and City Engineer.	Prior to Improvement Plan Approval	Community Development Department, City Engineer, & Fire Department	
<b>TRAILS / PARKS / OPEN SPACE</b>				
60.	The City will require park lands to be suitable for the construction of active recreational park, generally free from conditions or resources that would limit such development.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	

<p>61. In conjunction with the construction of each phase of development, the Applicant shall design and construct all on-street and off-street pedestrian/paths/trails and NEV lanes with each phase. Plans for such trails shall be submitted to the City for approval in conjunction with Subdivision Improvement Plans for that phase. The City retains the right to request the completion of on-site paths/trails that extend outside any one phase of development, or make adjustments to its location, if the City determines that it is reasonably necessary in the interest of safety, public recreational needs or to reach a logical termination point to complete a trail or to connect it to another trail system. Trail requirements shall be consistent with Infrastructure Master Plan.</p>	<p>Prior to Improvement Plan Approval &amp; Construction</p>	<p>Community Development Department &amp; City Engineer</p>	
<p>62. The Applicant shall prepare Improvement Plans and construct improvements for the dedicated landscape corridors, paths/trails and other open space facilities, according to the approved Tentative Map, Large Lot phasing development requirements, and to the satisfaction of the City Engineer. Landscape and Path/Trail plans shall be approved with the Public Improvement Plans.</p> <p>The following specifications shall be applied to paths/trails in the project:</p> <ul style="list-style-type: none"> <li>• Trails must be located to the satisfaction of the City Engineer, consistent with the Amended General Development Plan and 404 permit, as applicable.</li> <li>• Provide a striped pedestrian crossing for the path/trail system when it crosses a public right-of-way.</li> <li>• Applicant shall install all required signage for the path/trail.</li> <li>• Applicant shall install post and cable fencing adjacent to open space lots</li> <li>• The Path/Trail may be phased for the driveway construction from 12<sup>th</sup> Street to Ashwood Way cul-de-sac per Driveway Phasing condition above</li> </ul>	<p>Prior to Improvement Plan Approval &amp; Construction</p>	<p>Community Development Department &amp; City Engineer</p>	

63.	** The Applicant shall install all perimeter fencing or repair all the existing fences long the subdivision boundary to the satisfaction of the Community Development Department and City Engineer, except for the west boundary of the School site.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
64.	** Any monument signs for this subdivision shall be attached to the masonry sound wall.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
65.	The Applicant shall comply with Municipal Code section 17.32 regarding Park Dedication and Fees. The Applicant shall be required to dedicate park land, prepare design improvement plans, construct park, and pay fee at Building Permit stage based upon each project phase's park development requirement per the approved phasing plan and subject to Condition 19 above confirming that the applicant shall receive for each single family residential building permit in the project a PFE credit against the PFE park fee to reflect the project's neighborhood park being constructed by the project Applicant, as set forth in this Condition.	Prior to Improvement Plan Approval & Building Permit	Community Development Department & City Engineer	
66.	<p>** Applicant shall design and construct open fencing along all open space, consistent with the General Development Plan, constructed in accordance with Plans and specifications approved by the City Engineer or designed and constructed as identified in the Army Corps of Engineers approved Open Space Management Plan.</p> <ul style="list-style-type: none"> <li>• Post and cable fencing around the open space boundary of the Large Lot 10 and around the wetlands in the Large Lot 7</li> <li>• Tubular view fencing along the rear of the residential property line adjacent to the open space</li> </ul>	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	

67. ** Large Lot 8 and 10, Open Space Lot and Meadowlands Preserve Lot respectively, shall be dedicated to the City after the completion of construction of the last development phase, or at a time acceptable to the City Engineer.	Subsequent to Last Phase of Construction	Community Development Department & City Engineer	
68. ** In Large Lots 7 and 9, the Applicant shall design and construct a meandering 10-foot wide asphalt path/trail, with 2' shoulders, drainage swales, and wetland delineation fencing (post and cable).	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
69. ** The Applicant shall design and construct on the Large Lot 9 Park: two ADA compliant parking spaces with sidewalk access to all park facilities, the path/trail, and park driveway connecting Ashwood Way and to 12th Street.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
<b>LANDSCAPING</b>			
70. The Landscaping Plans shall include drought tolerant, low maintenance vegetation landscaping and specifications for landscaped corridors/landscaped medians, and the park site, prepared by a registered landscape architect. The Plans shall to be the satisfaction of the Community Development Department, City Engineer and the Public Services Director. The Plans shall be consistent with the General Development Plan and should blend the project into its natural environment and reflect a design which is sensitive to water use, fire hazards, wildlife and view sheds. The Plans shall include but not be limited to: planting plans, species lists suited to Lincoln's climate and soil conditions, Irrigation Plans and water usage calculations consistent with AB 1881 regarding water conservation, backflow devices for potable water uses, stabilization measures for cut and fill slopes, soil preparation methods.	Prior to Landscape Plan Approval	Community Development Department & City Engineer	

71.	All small lot subdivisions, prior to the recordation of a final map, shall be required to submit a master tree list planting plan for the residential development setting forth front yard trees in accordance with the adopted General Development Plan.	Prior to Each Small Lot Final Map Approval	Community Development Department & City Engineer	
72.	The Applicant shall comply with the City of Lincoln Tree Preservation Ordinance.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
<b>LIGHTING/DESIGN</b>				
73.	A Street Lighting Master Plan for Large Lot 3 and 4 shall be submitted to the City with Improvement Plans. For other Large Lot phases, a street lighting plan shall be submitted. All street lights shall be LED and Smart Metered to the satisfaction of the City Engineer. Street light poles where located in public right-of-way and maintained by City, shall be concrete and/or to the satisfaction of the City Engineer. All street lights shall be in accordance with the General Development Plan and to the satisfaction of the City Engineer. The selection of the lights and design of the lighting system shall be reviewed and approved by the Community Development Department and City Engineer. Streetlights and similar fixtures shall be directed away from residences.	Prior to First of Improvement Plan Approval for Large Lot 3 or 4 Phase	Community Development Department & City Engineer	

<p>74. All private exterior lighting and parking lot lighting is to be uniform or complementary throughout the project. Parking lot or similar lighting shall be directed away from residential areas. Natural screening, such as trees, should be used to block areas of high intensity lighting. Private exterior lighting to be provided for all access driveways, parking areas and walkways so as to facilitate protection of private property and safe pedestrian movement within the project site. Such lighting shall be accomplished in such a manner as not to illuminate adjacent properties or street to the satisfaction of the of the Community Development Department and City Engineer Detailed Construction Plans depicting the location and type of all lighting fixtures to be submitted and approved by the Building, Planning, and Police Department as part of the Construction Plans.</p>	<p>Prior to Improvement Plan Approval</p>	<p>Community Development Department &amp; City Engineer</p>	
<p>75. The Applicant shall review options with Community Development staff to minimize visual impacts and reduce monotonous of the sound walls and design and construct landscape corridor walls of masonry construction using graffiti resistant materials. Wall design and materials shall be subject City's approval and according to the design standards in the General Development Plan and noise mitigation.</p>	<p>Prior to Improvement Plan Approval</p>	<p>Community Development Department &amp; City Engineer</p>	

IMPROVEMENT PLAN NOTES			
<p>76. Dust control measures shall be established prior to construction of any phase of development pursuant to the requirements of the Mitigation Monitoring Plan. Additional dust control measures may be required by the City based upon site conditions.</p> <p>The following note shall be added to the Grading and/or Improvement Plans:</p> <p>“To minimize dust/grading impacts during construction the Applicant shall:</p> <ul style="list-style-type: none"> <li>a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.</li> <li>b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.</li> <li>c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.</li> <li>d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.</li> <li>e. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions.</li> <li>f. The grading shall comply with the Mitigation Monitoring Program.”</li> </ul>	<p>Prior to Improvement Plan Approval</p>	<p>Community Development Department &amp; City Engineer</p>	

<p>77. A note shall be added to the Grading Plans that states:</p> <p>“Prior to the commencement of grading operations, the contractor shall identify the site where the deficit earthen material shall be borrowed. A report issued by a geotechnical engineer shall be submitted to verify that the imported materials are suitable for project fill. If the borrow site is within the City of Lincoln, the contractor shall show proof of all approved Grading Plans. Haul routes to be used shall be approved by the City Engineer.”</p>	<p>Prior to Improvement Plan Approval</p>	<p>Community Development Department &amp; City Engineer</p>	
<p>78. A note shall be added to the Improvement Plans:</p> <p>“Construction in the project shall take place between the hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, unless written approval is granted by the Community Development Department allowing work for different days or hours.”</p> <p>“Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained on-site.”</p>	<p>Prior to Improvement Plan Approval</p>	<p>Community Development Department &amp; City Engineer</p>	
<p>79. A note shall be added to the Improvement Plans:</p> <p>“All contractors are required to deliver all construction related refuse collected in debris boxes to the Western Placer Waste Management Authority Material Recovery Facility. The City reserves the right to require that a franchise agreement be approved with any refuse handler at any time during the construction process.”</p>	<p>Prior to Improvement Plan Approval</p>	<p>Community Development Department &amp; City Engineer</p>	
<p>80. A note shall be added to the Improvement Plans:</p> <p>“Seventy-two (72) hour notification must be given to the City of Lincoln prior to disinfection of any water mains. The contractor shall call the Public Services Department at 434-2450 to schedule disinfection and testing.”</p>	<p>Prior to Improvement Plan Approval</p>	<p>Community Development Department &amp; City Engineer</p>	



81.	<p>A note shall be added to the Improvement Plans:</p> <p>“The Applicant shall submit Environmental surveys in compliance with the mitigation measures. The Applicant shall secure Community Development Department (Planning) approval that surveys are adequate and mitigation measures are incorporated into the Plan prior to start of any on-site construction.”</p>	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
82.	<p>A note shall be added to the Improvement Plans:</p> <p>“The Applicant shall require their contractors to work with the Police Department in the development of security measures during construction to increase security of stored equipment and materials on-site and to minimize demands on police protection services during project construction.”</p>	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
83.	<p>A note shall be added to the Improvement Plans:</p> <p>“All construction contractors shall provide a Spill Prevention and Counter Measure Plan describing measures to insure proper collection and disposal of all pollutants handled or produced on the project site during construction, including sanitary wastes, cement, and petroleum products per the approved SWPPP. The Plan shall be submitted to the City’s Fire Department and Community Development Department prior to each phase of construction.”</p>	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
84.	<p><b>**</b> Add the following note to the Improvement Plans, to the satisfaction of the City Engineer:</p> <p>“The existing stub street of Ashwood Way shall remain closed to any construction traffic. The existing 4-foot four strand wire fence and metal gate shall remain in place to the satisfaction of the City Engineer”.</p>	Prior to Improvement Plan Approval	Community Development Department & City Engineer	

<b>GRADING</b>				
85.	The Applicant shall submit Blasting Plans (if required) for review and approval by the City Engineer prior to commencing any on-site blasting activities. At a minimum, the Plan is to include a description of the work to be accomplished, a statement of the necessity to accomplish the work, a description of alternatives to blasting considered but rejected, a description of steps taken to avoid hard rock areas, safety measures to be implemented. The Plan is to coordinate blasting activities with the Police, Community Development Department, and Fire Departments and specify the time and duration proposed for the activity. The Applicant shall provide 72 hours notification to the above Departments of any scheduled blasting.	Prior to Improvement Plan Approval & Construction	Community Development Department, City Engineer, Police Department., & Fire Department	
86.	The Applicant shall provide a grading and erosion control security in accordance with the City of Lincoln Design Criteria and Procedures Manual.	Prior to Start of Construction	Community Development Department & City Engineer	
87.	Flagging, fencing, signage, and other devices shall be installed prior to grading on-site. Fence locations shall be to the approval of the Community Development Department and shall require inspection prior to start of grading. Fencing should not be removed unless written approval is obtained from the Community Development Department.	Prior to Start of Construction	Community Development Department & City Engineer	
88.	Trees removed during site grading and construction shall be disposed of by means other than landfill or burning.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	

89.	The applicant is authorized to remove the approximate 14-inch oak on Lot "H" subject to the City's standard oak tree mitigation requirements at the time of development of Lot.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
<b>FINAL MAP</b>				
90.	The Applicant shall submit Joint Trench Plans for review by City Engineering	Prior to Final Map Approval for Each Phase	Community Development Department & City Engineer	
91.	Prior to the approval of each Final Map, the Applicant shall enter into a standard City Subdivision Agreement with the City identifying the public improvements, if any, to be constructed with each phase. The Applicant shall provide security, in one of the standard forms acceptable to the City Attorney and consistent with the Subdivision Map Act guaranteeing construction of the improvements. The City may accept proceeds from any bond sale for security in the manner authorized by Government Code Sections 66462(a)(2)(b) and 66499.5.	Prior to Final Map Approval for Each Phase	Community Development Department & City Engineer	
92.	<p>The Applicant shall provide to the Community Development Department copies of the Final Maps for each phase after the City Engineer's approval but prior to City Council approval:</p> <ul style="list-style-type: none"> <li>Two digital copies of the Final Map in DWG format compatible with the City's mapping and PDF</li> <li>One plot or print of the submittal</li> </ul>	Prior to Approval of Each Final Map	Community Development Department & City Engineer	

93.	Prior to recordation of each final map, the Applicant shall file with the Placer County Clerk, a certificate from the Placer County Tax Collector's Office indicating that no liens against the subdivision or any part thereof exist for unpaid State, County, Municipal or local taxes or special assessments collected with taxes, except those not yet due and payable.	Prior to Recordation of Each Final Map	Community Development Department & City Engineer	
94.	Arrangements shall be made by the Subdivider during the review of Final Maps by the City for the abandonment of any existing easements and/or right-of-way no longer required as well as arrangements for the dedication of new easements and/or rights-of-way required to carry out project conditions of approval. Separate document easements required by the City shall be prepared by a licensed land surveyor and submitted for review by the Community Development Department.	Prior to Approval of Associated Final Map or Improvement Plans	Community Development Department & City Engineer	
95.	The Landowner shall convey all groundwater rights to the City of Lincoln with the recordation of any Final Maps.	Prior to Approval of Each Final Map	Community Development Department & City Engineer	
96.	The Owner shall dedicate public utility easements for underground facilities of a size established by City Standards and Specifications and consistent with the City's franchise agreements as part of each Final Map.	Prior to Approval of Each Final Map	Community Development Department & City Engineer	
97.	Dedicate rights of ways and easements for public improvements required to serve the lots shown on the Small Lot Final Map/s and construct those improvements, including landscaping, or enter into a subdivision agreement with bonds, pursuant to Lincoln Design Criteria and Procedures Manual, to the satisfaction of the City Engineer.	Prior to Approval of Each Final Map	Community Development Department & City Engineer	

98. The words “traffic control appurtenances” shall be included in the list of utilities allowed in public easements (PUE’s) located along public roads.	Prior to Approval of Each Final Map	Community Development Department & City Engineer	
99. The Applicant shall form or annex to a Drainage Maintenance Assessment District if deemed necessary by the City Engineer to provide for the project’s proportionate share of annual maintenance and operation costs of the City’s retention facilities.	Prior to Approval of Each Final Map	Community Development Department & City Engineer	
100. As set out in the City’s Public Facilities Element Fee (PFE program) the project is subject to Infrastructure and Capital Facility Impact Fees categories including but not limited to the following: <ul style="list-style-type: none"> <li>• Transportation Fee</li> <li>• Park</li> <li>• Public Safety</li> <li>• Open Space</li> <li>• Solid Waste</li> <li>• Library</li> </ul>	Prior to Approval of Each Final Map	Community Development Department, City Engineer, & Support Services	
101. ** The PFE Fee Study effective May 14, 2012 for the City of Lincoln shall apply to the Gladding Parkway improvements for the Meadowlands Tentative Subdivision Map from East Avenue to the west property line of Large Lot 6 (the end of Gladding Parkway). The PFE eligible Parkway improvements are within right of way and lettered lots as described in the PFE Fee Program Cost Update and the satisfaction of the City Engineer.	Prior to Final Map Approval	Community Development Department, City Engineer, & Support Services	

<p>102. Applicant shall provide a funding mechanism for the annual maintenance and operation of public street lights, parks, landscaping, open space, water quality features, storm drain facilities, detention facilities, and traffic signals except those facilities maintained by the HOA. This funding mechanism may consist of a Special Tax or Assessment District, at the discretion of the City. If the project is within a current finance mechanism such as the City's Landscaping &amp; Lighting Assessment District No. 1, Benefit Assessment District No. 1, or CFD an expenditure/revenue analysis should be completed if the number of units or amount of public improvements to be maintained have changed since preliminary approval to ensure the project will cover the costs of the annual maintenance and operation of the public improvements. Compliance with this condition shall be to the satisfaction of the City Engineer. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs. The Applicant shall annex into a public safety CFD as selected by the City at their sole discretion.</p>	<p>Prior to Final Map Approval</p>	<p>Community Development Department &amp; City Engineer</p>	
<p>103. The Applicant shall participate in the planning, design, permitting, right-of-way and construction of public capital facilities of city-wide benefit, including, but not limited to, roadway, drainage, facilities which are either currently included or will be included in City's PFE Master Improvement List. Applicant shall receive credits applicable towards its PFE Fee obligations in amounts equal to the value established in the City's most recently adopted PFE Master Improvement List for Gladding Parkway improvements.</p>	<p>Prior to Each Final Map Approval</p>	<p>Community Development Department, City Engineer, &amp; Support Services</p>	

<p>104. Applicant shall continue to receive the earned PFE Credits until such time as the amount of the credits reaches a zero balance. If the amount of Applicant PFE Credits does not reach a zero balance prior to the issuance of the last Building Permit within the project, the City shall transfer the then existing credit balance to an alternative project in the City that is being built by the Applicant within the City. If a credit balance still remains, City will make reimbursement payments to the Applicant on an annual basis to the extent that City's PFE fee account shows a positive balance at the end of each fiscal year until such time that the Applicant's credit balance is retired. A positive balance will occur when PFE Fees collected are not otherwise committed to finance the construction of other PFE Facilities or used to reimburse other landowners for previously installed PFE Facilities on a first-installed, first-reimbursed basis.</p>	<p>Prior to Final Map Approval</p>	<p>Community Development Department, City Engineer, &amp; Support Services</p>	
<p>105. The Applicant Fee Credits may be applied only to the Non-Critical Component of the PFE Fees, unless the constructed facility is designated as a PFE Critical Facility. For purposes of calculating and applying Applicant PFE Credits, the City shall maintain a single pooled PFE account for roadway, water, wastewater and drainage facilities against which all Applicant PFE Credits for contributing to these facilities may be applied, with the exception of the PFE Critical Facilities. The City shall maintain a separate account for the PFE Community Services Fees.</p>	<p>Prior to Final Map Approval</p>	<p>Community Development Department, City Engineer, &amp; Support Services</p>	

<p>106. The City has identified certain public improvements ("PFE Critical Facilities"), which are also PFE Improvements, for which it is essential that their respective components of the PFE Fee be collected from all development at the time of Building Permit, except as may be deferred to Occupancy Permit consistent with City policy. The Applicant shall pay the City that portion of the PFE Fee that corresponds to the PFE Critical Facilities. If the Applicant constructs a PFE Critical Facility, the fee credits specific to the facility may be applied to the critical component.</p>	<p>Prior to Final Map Approval</p>	<p>Community Development Department, City Engineer, &amp; Support Services</p>	
<p>107. Applicant PFE Credits shall be personal to Applicant, or successor thereto, who pays for the design and/or construction of the applicable PFE Facilities or services, or advances funds with respect thereto. Such Applicant PFE Credits may be assigned to any successor in interest to the property or builder thereon, provided an assignment (Transfer Agreement) shall be delivered to the City for acknowledgement prior to the time such Applicant PFE Credits is used. If no such written assignment is made to a successor in interest to the property, then the City shall charge such successor the full PFE Fee.</p>	<p>Prior Final Map Approval</p>	<p>Community Development Department, City Engineer, &amp; Support Services</p>	
<p>108. Consistent with the PFE Policies, the applicant(s) at time of development may be subject to paying a third-party reimbursement for public improvements constructed by other project phase applicants within the Meadowlands project boundaries. The amounts of the third-party reimbursements shall be calculated by the City if not agreed to by the parties.</p>	<p>Prior to Final Map Approval</p>	<p>Community Development Department, City Engineer, &amp; Support Services</p>	



109. The Applicant, with the assistance of the Fire Department and Community Development Department, shall develop a Wildland Fire Management Program. The Plan shall provide for the maintenance of undisturbed vegetation in open space areas located on the project site on an annual basis and be submitted to the City Police/Fire Department for approval prior to the recordation of any Small Lot Final Maps.	Prior to the Approval of any Small Lot Final Maps	Community Development Department, Police Department, & Fire Department	
110. In the event the project utilizes private Covenants, Conditions & Restrictions (CC&R's) a copy of the CC&R's shall be provided by the applicant to the City Attorney and Community Development Department for review and approval prior to recordation of any small lot Final Map.	Prior to Each Final Map Approval	Community Development Department & City Attorney	
111. In the event that Homeowner Associations (HOA's) are established for the project, the Applicant shall be responsible for all cost of establishing the HOA and initial funding for its operation. The HOA responsibilities for ownership, operation, repair, maintenance, inspection and reporting shall be delineated in the formation documents. Facilities to be owned and maintained by the HOA shall be identified on each Final Map and set of Improvement Plans. Applicant shall grant an easement to the City on the Final Maps for access and inspection of all facilities to be owned by the HOA. Once approved by the City as to form and content, the CC&Rs shall be recorded and may not be amended or rescinded without first obtaining approval from the Community Development Department and City Attorney.	Prior to Each Final Map Approval	Community Development Department & City Engineer	
112. ** The Large Lot Tentative Map shows Large Lot 9 as one Lot on both sides of the public park driveway containing 2.2 gross acres and 1.98 net acres (excludes driveway). The Small Lot Final Subdivision Map shall be consistent with the Large Lot Tentative Subdivision Map and combine Lot G and F into one lot containing 2.2 gross acres.	Prior to Final Map Approval	Community Development Department & City Engineer	

113. ** The Large Lot Tentative Map shows Large Lot 7 as one Lot on both sides of the public park driveway containing 4.07 gross acres and 3.53 net acres (excludes driveway). The Small Lot Final Subdivision Map shall be consistent with the Large Lot Tentative Subdivision Map and combine Lot D and E into one lot containing 4.07 gross acres.	Prior to Each Final Map Approval	Community Development Department & City Engineer	
114. ** Boundary Line Adjustments that have been deferred by the City Engineer shall be completed prior to the adjacent small lot final map approval or improvement plan approval, as determined by the City Engineer.	Prior to Each Final Map Approval	Community Development Department & City Engineer	
115. After recordation of the Final Map, the Applicant shall provide to the City one copy of the recorded Final Map on Mylar.	After Final Map Recordation	Community Development Department & City Engineer	
<b>PRIOR TO CONSTRUCTION</b>			
116. The Applicant shall apply for and obtain an Encroachment Permit from the City Engineer prior to any work conducted within the City right-of-way. The Applicant shall apply for and obtain an Encroachment Permit from Caltrans for any work within Caltrans right-of-way.	Prior to Construction	Community Development Department & City Engineer	
117. The Applicant, before performing construction activities within the project area and prior to each phase of development shall submit a construction schedule to the Fire Department to allow coordination of fire protection services during construction.	Prior to Construction	Fire Department	

118. The Applicant shall consult/notify with the service provider of Gas, telephone, Cable TV and Electrical System Design Departments at the earliest available opportunity concerning all applicable Development Plans, site improvements, and construction schedules. The project sponsors shall maintain contact with the service provider so that required facilities and easements will be developed in a coordinated manner.	Prior to Construction	City Engineer	
119. An on-site meeting with the Applicant, contractor, superintendent, engineers, and City representatives to review special procedures, limits of work, lines of authority and special conditions or procedures shall take place prior to any significant grading activity. The Applicant shall provide an organization chart displaying lines of authority and phone numbers for each individual shown in a supervisory capacity. The Applicant shall designate in writing before the start of work an authorized representative who will have authority to act on behalf of the project. Said representative should be available on the job site during all construction or accessible by phone. The representative shall also make any necessary arrangements with the City Engineer concerning extended or emergency work periods.	Prior to Construction	City Engineer	
120. All construction haul routes shall be approved by the City Engineer prior to commencement of any construction activity.	Prior to Construction	City Engineer	
<b>DURING CONSTRUCTION</b>			
121. Consistent with the recommendations of a soils engineer and as approved by the City Engineer, grading should be scheduled to avoid seasonally high groundwater conditions in swale areas.	On Going During Construction	City Engineer	

122. For each phase of development, the Applicant shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Applicant identifies any unique unforeseen soils conditions, the Applicant shall within 24-hours notify its geotechnical consultant to provide an analysis to the City Engineer for approval concerning any remediation action.	On Going During Construction	City Engineer	
123. The Applicant shall be responsible for the cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the Public Services Department based upon field conditions.	On Going During Construction	City Engineer	
124. For potable construction water, flows shall not exceed 500 gpm and 500,000 gallons per day subject to approval by the City. All flows shall be metered and monitored by the Applicant. The cost of potable construction water shall be at a rate established by the City. Any use of potable water for construction shall be subject to availability as determined by the City.	On Going During Construction	City Engineer	
125. The project shall provide for a system to inform all contractors and subcontractors and other affiliated parties conducting business within the City that a Business License must be obtained from the City. Prior to the preconstruction meeting, the Applicant shall submit to the City of Lincoln a list containing all parties doing business within the City as a result of the project. The City will check the list to ensure that each party has obtained the necessary Business License.	Prior to Start of Construction	City Engineer & Building Department	

126. The Applicant may place a temporary sales building on the project site during project construction, subject to approval of the Community Development Department. The Applicant shall submit information to the Community Development Department regarding the location and services available to the structure as well as elevations of the temporary facility. Use of the facility will be subject to the approval of the Community Development Department.	Prior to Construction	Community Development Department, Building Department & City Engineer	
<b>PRIOR TO ACCEPTANCE</b>			
127. For each phase of development, the Applicant shall prepare a Water Quality Maintenance and Operation Plan for all water quality features. The Maintenance and Operation Plan shall contain as a minimum a description of the constructed facilities, the design criteria, a description of the way the facility is expected to operate, a description of maintenance activities required along with a schedule for each activity. The Maintenance and Operation Plan shall also contain a description of sampling, testing, and reporting requirements. The Maintenance and Operation Plan shall be subject to approval of the Public Services Department.	Prior to Acceptance of Improvements	Public Services, & Community Development Department & City Engineer	
128. The Applicant shall be responsible for repairing street damage caused by construction equipment on the street system to the satisfaction of the Community Development Department.	Prior to Acceptance	City Engineer	
129. The Applicant, through his/her engineer or surveyor, shall set sufficient durable monuments to conform to the standards prescribed in Section 8771 of the Business and Professional Code of California.	Prior to Acceptance	City Engineer	
130. The project shall be required to underground all existing public utilities fronting the project site.	Prior to Acceptance	City Engineer	

131. Prior to the acceptance of each phase of improvements, the Applicant shall provide the City with “ Record Drawings” in a Mylar hard copy and the other on a computer disc in an AutoCAD format compatible with the City’s mapping acceptable to the Public Services Department.	Prior to Acceptance	City Engineer	
132. Existing and proposed public facilities and improvements damaged during the course of construction shall be repaired by the Applicant, at his expense, to the satisfaction of the City Engineer.	Prior to Acceptance	City Engineer	
133. When improvements to landscape corridors and trails are completed to the satisfaction of the City Engineer and Community Development Department, the improved property shall be conveyed by a grant deed to the City, or HOA as applicable, for on-going maintenance, operation, repair and replacement. The Applicant shall be responsible to pay the direct cost associated with the performance of this work until such time as the City begins collecting funds for this work or the cost of doing this work is incorporated into a financing mechanism to fund the costs of this work. (if dedication to City required).	Prior to Acceptance	Community Development Department & City Engineer	
134. The contractor shall be responsible for the televising of all sewer collection and transport facilities. A 72-hour notification, both written and verbal, shall be given to the City Engineer prior to the televising of the sewer system. If not properly notified the City may elect to require a retesting of the subject system.	Prior to Acceptance	City Engineer	
<b>PRIOR TO BUILDING PERMIT</b>			
135. A Specific Development Plan and Development Permit will be required for the HDR (Multiple-Family) zoned property.	Prior to Building Permit Issuance	Community Development Department	

136. The Development of any residential dwelling units shall be subject to the review and approval of the City's Design Review process, as set forth in the City's Municipal Code and referenced in the amended General Development Plan.	Prior to Building Permit Issuance	Community Development Department	
137. Finished exterior grades shall be sloped away from foundations to provide removal of surface water runoff away from structures. All building pads shall be provided with drainage away from foundations and to a properly controlled discharge system. No surface runoff should be allowed to flow from the pad over an unprotected slope. Terraced lots should avoid uncontrolled discharge of surface water runoff onto adjoining lots.	Prior to approval of Plot Plans Issuance	Community Development Department & Building Department	
138. Fire hydrants or other acceptable alternative approved by the City, providing service for construction sites shall be operational prior to combustible vertical building construction beginning.	Prior to Building Permit Issuance	City Engineer, & Building Department	
139. Typical Landscape Plans, prepared by a registered landscape architect, shall be submitted for private front yard landscaping prior to issuance of Building Permits for homes. Such plans shall utilize drought tolerant landscaping, irrigation systems and plant materials that comply with then applicable City of Lincoln standards for water standards.	Prior to Building Permit Issuance	Community Development Department & Building Department	
140. The project shall be subject to the Western Placer Unified School District's Financing Plan.	Prior to Building Permit Issuance	Building Department	
141. Applicant shall pay all applicable fees at time of the Building Permit, including but not limited to the Applicant's fair share of zone of benefit fees per Resolution 2008-145.	Prior to Building Permit Issuance	Building Department	

142. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to Building Permit Issuance	Building Department	
143. The Applicant shall comply with Municipal Code section 17.32 regarding Park Dedication and Fees. The Applicant shall be required to dedicate park land, or pay an in-lieu fee at the Building Permit stage based upon the projects per acre value of land established at the time the Tentative Subdivision Map's approval becomes effective.	Prior to Building Permit Issuance	Building Department	
144. All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2004 and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.	Prior to Building Permit Issuance	Public Services	
<b>PRIOR TO OCCUPANCY</b>			
145. The Applicant shall install all fire protection measures required pursuant to the then applicable City Standards. All residential units shall be fire sprinkled in accordance with the California Fire Code in effect at the time of Building Permit application.	Prior to Final Inspection/ Occupancy of each residence	Building Department	



# TENTATIVE SUBDIVISION MAP

# MEADOWLANDS

## CITY OF LINCOLN, CALIFORNIA

### MEADOWLANDS PROJECT SUMMARY

ASSESSOR'S PARCEL NO.  
008-010-046  
008-010-048

OWNER 1  
SACRAMENTO REGION COMMUNITY  
FOUNDATION  
955 UNIVERSITY AVE. #A  
SACRAMENTO, CA 95825  
(916) 611-6500  
CONTACT: DALE WALDSCHMITT  
dale.waldschmitt@prc.com

OWNER 2 (MEADOWLANDS  
PRESERVE)  
PARCO BUILDING PRODUCTS LLC  
10800 WHITE ROCK BLVD. #200  
RANCHO CORDOVA, CA 95741

DEVELOPER/APPLICANT  
NIEMI DEVELOPMENT PARTNERS LLC  
4200 DICKENS BLVD #200-314  
GRANITE BAY, CA 95946  
CONTACT: WILLIAM NIEMI  
willniemi@niemi.com

ENGINEER/PLANNER  
TSD ENGINEERING, INC.  
31 NATOMA ST #160  
FOLSOM, CA 95630  
ATTN: CASEY FEICKERT  
cfeickert@tsdeng.com

### DEVELOPMENT AREA

TOTAL: 43.8 AC  
LOT A: 1.40 AC  
LOT B: 1.21 AC  
LOT C: 1.11 AC  
LOT D: 1.18 AC  
LOT E: 1.03 AC  
LOT F: 1.02 AC  
LOT G: 1.02 AC  
LOT H: 1.02 AC  
LOT I: 1.02 AC  
LOT J: 1.03 AC  
LOT K: 1.02 AC  
LOT L: 1.02 AC  
LOT M: 1.02 AC  
LOT N: 1.02 AC  
LOT O: 1.02 AC  
LOT P: 1.02 AC  
LOT Q: 1.02 AC  
LOT R: 1.02 AC  
LOT S: 1.02 AC  
LOT T: 1.02 AC  
LOT U: 1.02 AC

UNIT 1  
MINIMUM LOT AREA: 9777 Sq. Ft.  
MAXIMUM LOT AREA: 25139 Sq. Ft.  
AVERAGE LOT AREA: 15394 Sq. Ft.

UNIT 3  
MINIMUM LOT AREA: 2900 Sq. Ft.  
MAXIMUM LOT AREA: 8920 Sq. Ft.  
AVERAGE LOT AREA: 4350 Sq. Ft.

UNIT 4  
MINIMUM LOT AREA: 4000 Sq. Ft.  
MAXIMUM LOT AREA: 12063 Sq. Ft.  
AVERAGE LOT AREA: 7944 Sq. Ft.

SINGLE FAMILY LOT SIZES  
80' X 100' - 15 LOTS  
80' X 105' - 62 LOTS  
TOTAL: 180 LOTS

EXISTING ZONING  
LOW DENSITY RESIDENTIAL (PD-LDR-5)  
HIGH DENSITY RESIDENTIAL (PD-HDR-20)  
OPEN SPACE (OS)  
LIGHT INDUSTRIAL (LI)  
PARK & RECREATION (PR)  
PUBLIC (PU)

PROPOSED ZONING  
LOW DENSITY RESIDENTIAL (LDR)  
MEDIUM DENSITY RESIDENTIAL (MDR)  
HIGH DENSITY RESIDENTIAL (HDR)  
OPEN SPACE (OS-C, OS-A)  
OPEN SPACE - PARK STORM DETENTION (OS-PD)  
PARK (P)  
LINEAR PARK (LP)  
RIGHT OF WAY FOR PUBLIC ROADS (ROW)

UTILITY PROVIDERS  
PARK DISTRICT  
CITY OF LINCOLN  
SCHOOL DISTRICT  
WESTERN PLACER UNIFIED SCHOOL  
DISTRICT  
WATER  
CITY OF LINCOLN  
SANITARY SEWER  
CITY OF LINCOLN  
STORM DRAIN  
CITY OF LINCOLN

GAS  
RGE  
MARTY GRAGG  
310-880-3356  
ELECTRIC  
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MARTY GRAGG  
310-880-3356  
TELEPHONE  
AT&T  
GRACE HILL  
310-816-2043  
CABLE  
STARSTREAM COMMUNICATIONS  
KIRK ELLINGSON  
310-622-9479  
FIRE  
CITY OF LINCOLN

UTILITY PROVIDERS  
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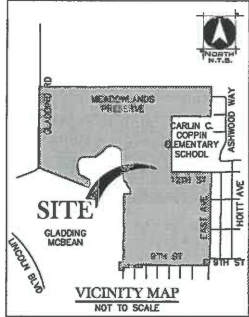
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VICINITY MAP  
NOT TO SCALE

MEADOWLANDS PRELIMINARY

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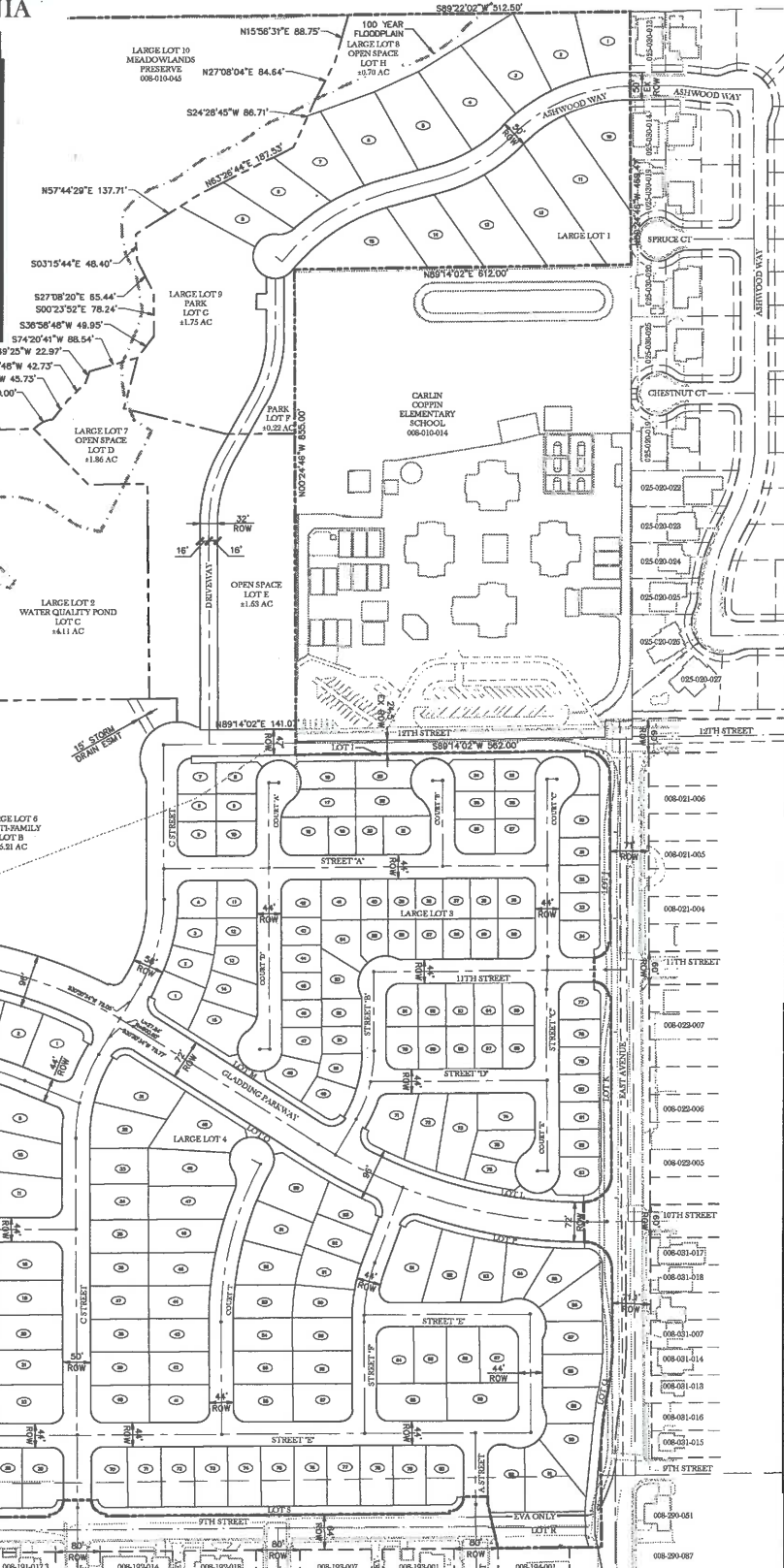
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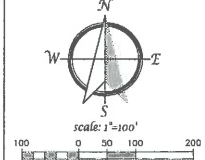
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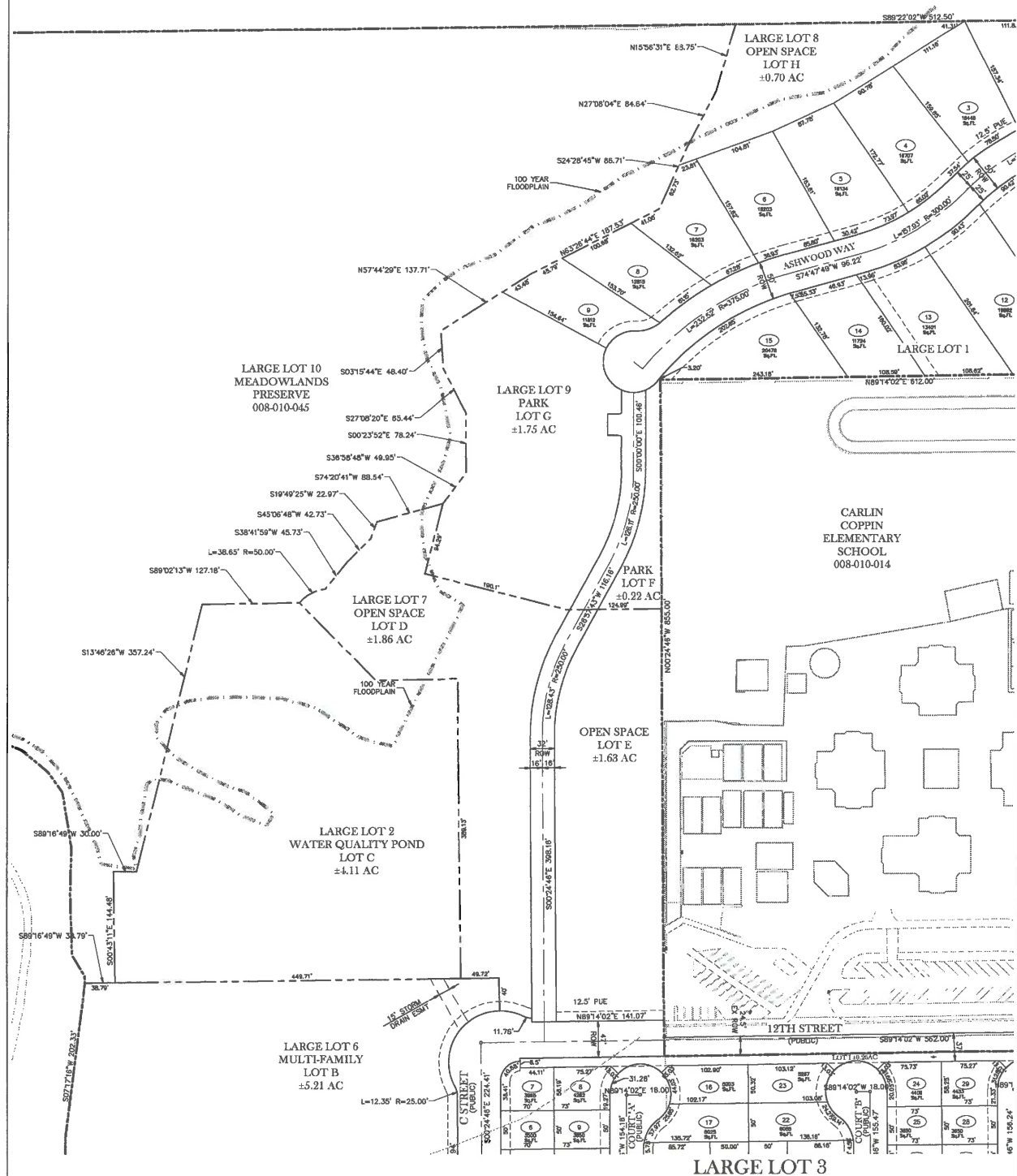
**NIEMI**  
NIEMI DEVELOPMENT PARTNERS LLC  
*Real Estate and Capital Investments*



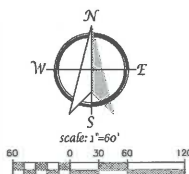
**TSD ENGINEERING, INC.**  
expect more.  
31 Natoma Street, Suite #160  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701

SHEET  
1/5

TENTATIVE SUBDIVISION MAP  
**MEADOWLANDS**  
CITY OF LINCOLN, CALIFORNIA



**NIEMI DEVELOPMENT PARTNERS LLC**  
*Real Estate and Capital Investments*

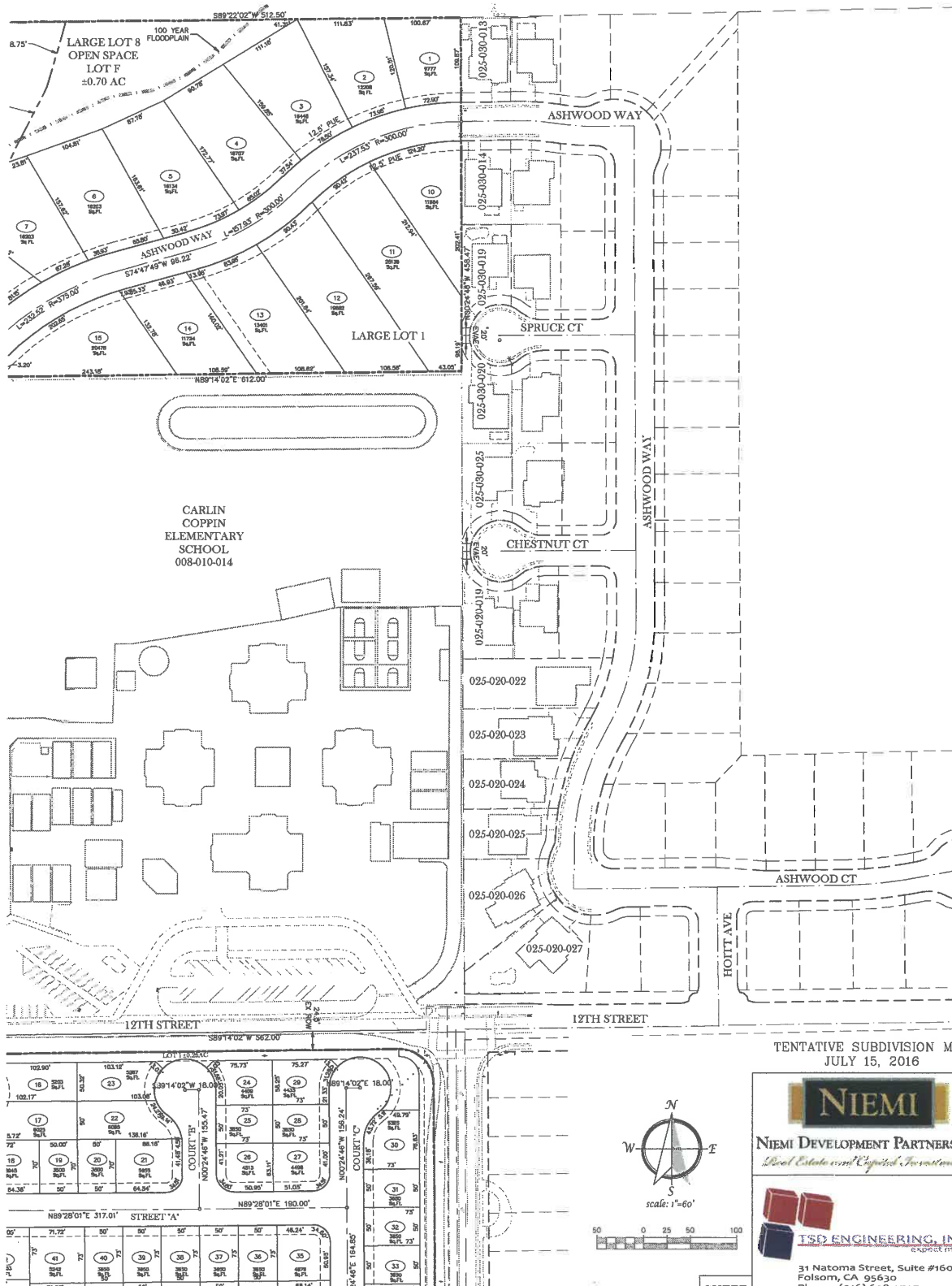


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expect more.

31 Natoma Street, Suite #160  
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Phone: (916) 608-0707  
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TENTATIVE SUBDIVISION MAP  
**MEADOWLANDS**  
 CITY OF LINCOLN, CALIFORNIA



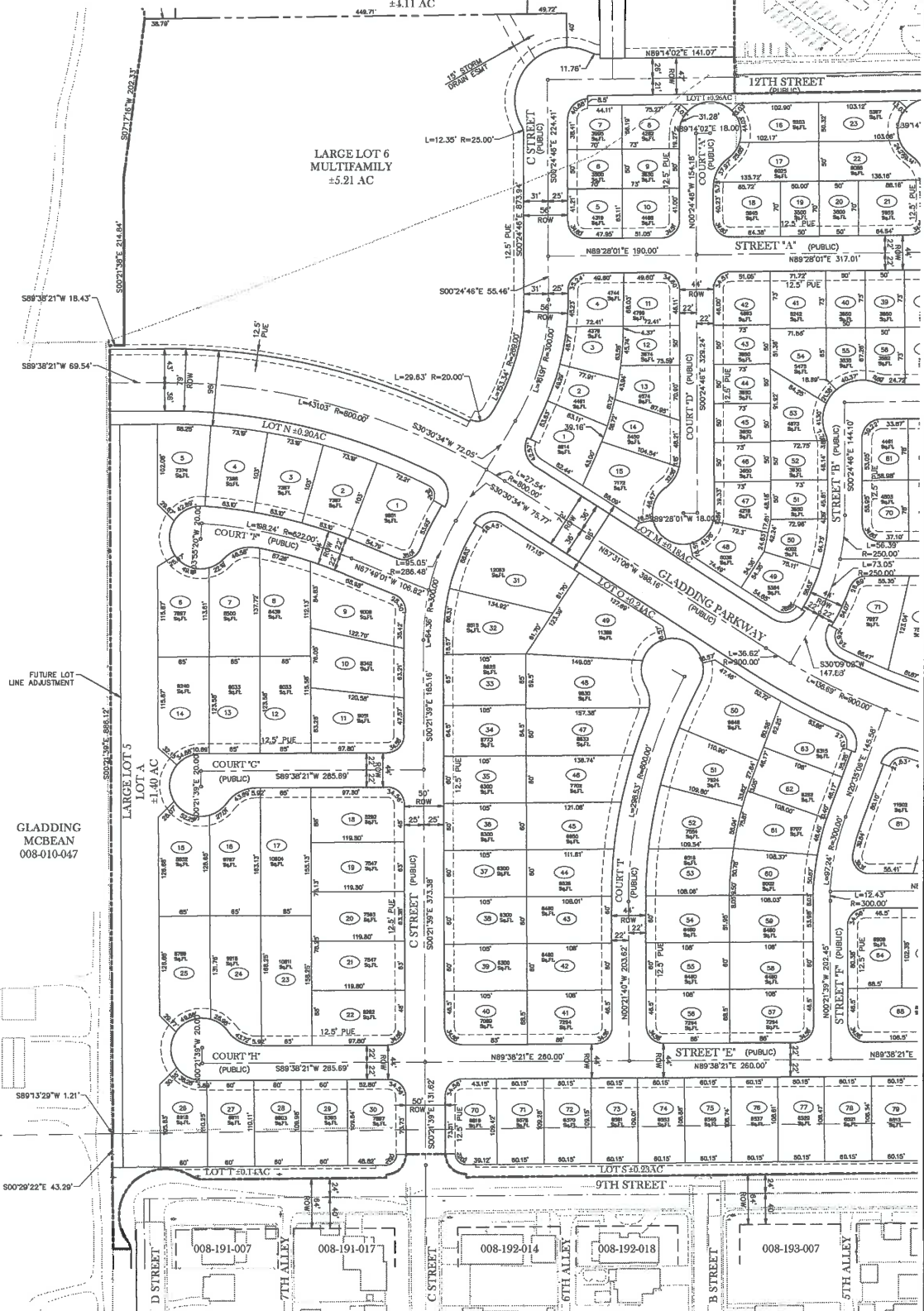
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 3/5



TENTATIVE SUBDIVISION MAP  
**MEADOWLANDS**  
 CITY OF LINCOLN, CALIFORNIA

LARGE LOT 2  
 WATER QUALITY  
 POND/PARK  
 LOT C  
 ±4.11 AC

LARGE LOT 6  
 MULTIFAMILY  
 ±5.21 AC

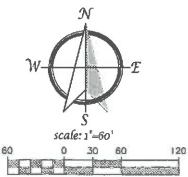


GLADDING  
 MCBEAN  
 008-010-047

TENTATIVE SUBDIVISION MAP  
**MEADOWLANDS**  
 CITY OF LINCOLN, CALIFORNIA



**NIEMI**  
 NIEMI DEVELOPMENT PARTNERS LLC  
*Real Estate and Capital Investments*



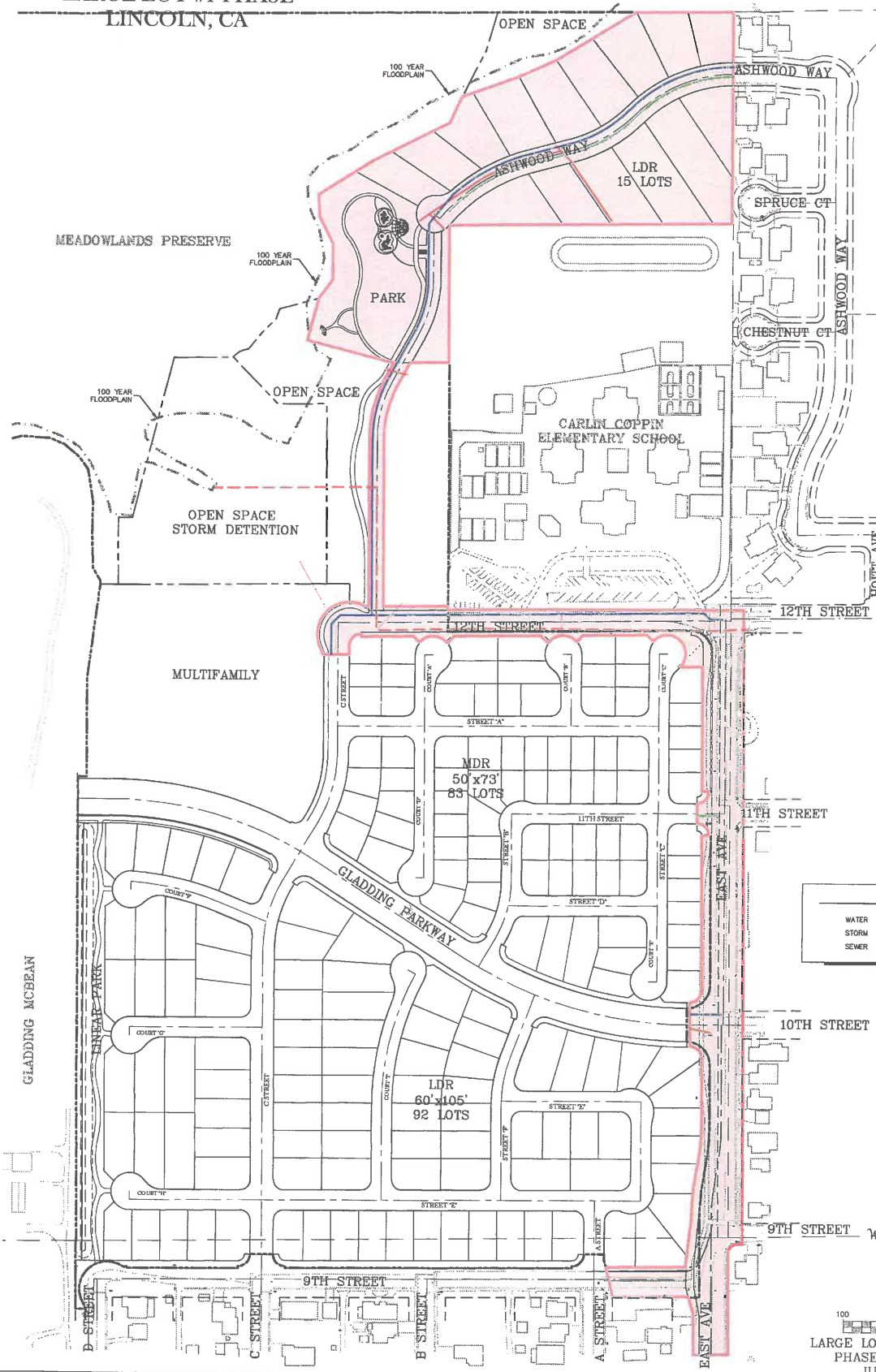
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**TSD ENGINEERING, INC.**  
 expect more.  
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TENTATIVE SUBDIVISION MAP  
 JULY 22, 2016

# PRELIMINARY PHASING PLAN MEADOWLANDS

LARGE LOT #1 PHASE  
LINCOLN, CA



**MEADOWLANDS PROJECT SUMMARY**

ASSESSORS PARCEL NO  
008-033-038, 008-033-041, 008-033-045,  
008-033-048

OWNER 1  
SACRAMENTO REGION COMMUNITY  
FOUNDATION  
925 UNIVERSITY AVE, #A  
SACRAMENTO, CA 95825  
(916) 431-6500  
CONTACT: DALE WALDSCHMITT  
dale.waldschmitt@sacra.net

OWNER 2 (MARKHAM RAVINE)  
PARCO BUILDING PRODUCTS LLC  
3800 W. BLUE ROCK RD. #200  
RANCHO CORDOVA, CA 95741

DEVELOPER/APPLICANT  
NIEMI DEVELOPMENT PARTNERS, LLC  
4820 DOUGLAS BLVD #200-514  
CRAIGT CITY, CA 95966  
CONTACT: WILLIAM NIEMI  
wniemi@niemi.com

ENGINEER/PLANNER  
TSD ENGINEERING, INC.  
31 NATOMA ST #160  
FOLSOM, CA 95630  
ATTN: CASEY FRECKERT  
cfreckert@tsdeng.com

LOT AREA  
TOTAL - 108.5 ac

SINGLE FAMILY LOT SIZES  
CUSTOM - 13 LOTS  
50' X 77' - 81 LOTS  
60' X 105' - 92 LOTS  
TOTAL - 100 LOTS

EXISTING ZONING  
LOW DENSITY RESIDENTIAL (PD-LDR-3)  
HIGH DENSITY RESIDENTIAL (PD-HDR-30)  
OPEN SPACE (OS)  
LIGHT INDUSTRIAL (LI)  
PARK & RECREATION  
PUBLIC (PR)

PROPOSED ZONING  
LOW DENSITY RESIDENTIAL (LDR)  
MEDIUM DENSITY RESIDENTIAL (MDR)  
HIGH DENSITY RESIDENTIAL (HDR)  
OPEN SPACE (OS-C, OS-E)  
OPEN SPACE - STORM DETENTION (OS-SD)  
LINEAR PARK (LP)  
PARK (P)

**UTILITY PROVIDERS**

PARK DISTRICT  
CITY OF LINCOLN

SCHOOL DISTRICT  
WESTERN PLACER UNIFIED SCHOOL  
DISTRICT

WATER  
CITY OF LINCOLN

SANITARY SEWER  
CITY OF LINCOLN

STORM DRAIN  
CITY OF LINCOLN

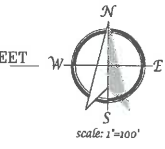
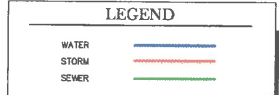
GAS  
PORE  
MARTY GRAGG  
508-889-3256

ELECTRIC  
PORE  
MARTY GRAGG  
508-889-3256

TELEPHONE  
AT&T  
GREG BLUM  
510-888-3943

CABLE  
STARRSTREAM COMMUNICATIONS  
KIM ELLINGSON  
510-452-9497

FIRE  
CITY OF LINCOLN



LARGE LOT #1 DEVELOPMENT  
PHASE REQUIREMENTS  
JULY 22, 2016



NIEMI DEVELOPMENT PARTNERS LLC  
*Smart Sites and Capital Investments*

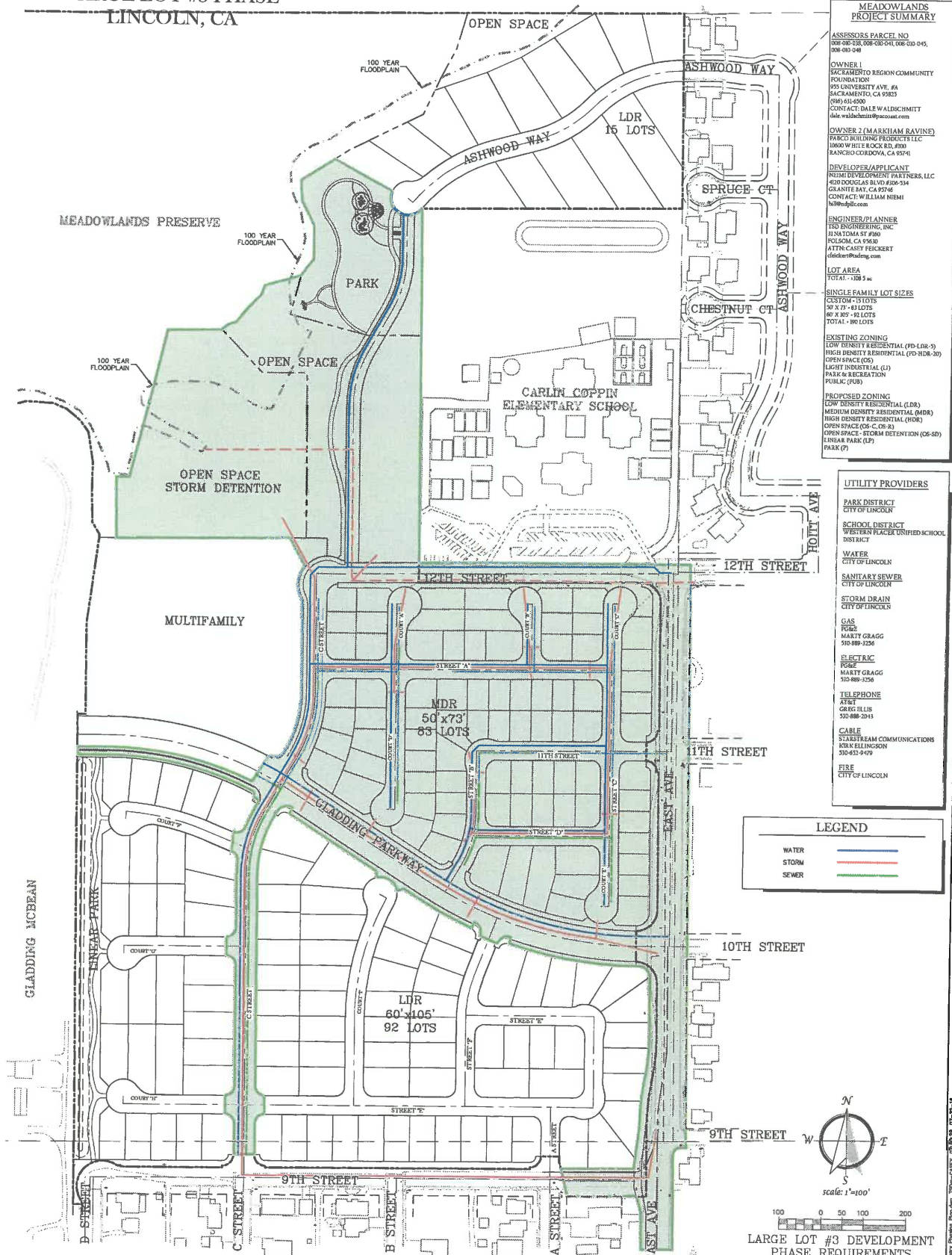
**TSD ENGINEERING, INC.**  
ENGINEERS

31 Natoma Street, Suite #160  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701



# PRELIMINARY PHASING PLAN MEADOWLANDS

LARGE LOT #3 PHASE  
LINCOLN, CA



**MEADOWLANDS PROJECT SUMMARY**

ASSESSORS PARCEL NO.  
009-00-120, 009-00-041, 009-00-045, 009-00-048

OWNER 1  
SACRAMENTO REGION COMMUNITY FOUNDATION  
970 UNIVERSITY AVE. #A  
SACRAMENTO, CA 95825  
(916) 431-4500  
CONTACT: DALE WALDSCHMITT  
dale.waldschmitt@sacraonline.com

OWNER 2 (MARKHAM BAYNIE)  
PARK BUILDING PRODUCTS, LLC  
3000 W HITE ROCK RD, #300  
RANCHO CORDOVA, CA 95741

DEVELOPER/APPLICANT  
NIEMI DEVELOPMENT PARTNERS, LLC  
4100 DOUGLAS BLVD #200-534  
GRANITE BAY, CA 95746  
CONTACT: WILLIAM NIEMI  
bill@niemi.com

ENGINEER/PLANNER  
TSD ENGINEERING, INC.  
15 NATOMA ST #300  
FOLSOM, CA 95630  
ATTN: CARY FRICKERT  
cfrickert@tsdeng.com

LOT AREA  
TOTAL - 108.5 ac

SINGLE FAMILY LOT SIZES  
CUSTOM - 15 LOTS  
50' X 73' - 83 LOTS  
60' X 105' - 92 LOTS  
TOTAL - 100 LOTS

EXISTING ZONING  
LOW DENSITY RESIDENTIAL (PD-LDR-3)  
HIGH DENSITY RESIDENTIAL (PD-HDR-20)  
OPEN SPACE (OS)  
LIGHT INDUSTRIAL (LI)  
PARK & RECREATION  
PUBLIC (PUR)

PROPOSED ZONING  
LOW DENSITY RESIDENTIAL (LDR)  
MEDIUM DENSITY RESIDENTIAL (MDR)  
HIGH DENSITY RESIDENTIAL (HDR)  
OPEN SPACE (OS-C, OS-H)  
OPEN SPACE - STORM DETENTION (OS-SD)  
LINCOLN PARK (LP)  
PARK (P)

**UTILITY PROVIDERS**

PARK DISTRICT  
CITY OF LINCOLN

SCHOOL DISTRICT  
WESTERN PLACES UNIFIED SCHOOL DISTRICT

WATER  
CITY OF LINCOLN

SANITARY SEWER  
CITY OF LINCOLN

STORM DRAIN  
CITY OF LINCOLN

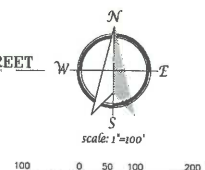
GAS  
PG&E  
MARKY GRAGG  
510-889-3256

ELECTRIC  
PG&E  
MARKY GRAGG  
510-889-3256

TELEPHONE  
ATTN  
GREG ILLIS  
510-888-2043

CABLE  
STARKEY TEAM COMMUNICATIONS  
KIM K ELLINGSON  
510-433-9409

FIRE  
CITY OF LINCOLN



LARGE LOT #3 DEVELOPMENT  
PHASE REQUIREMENTS  
JULY 22, 2016

**NIEMI**

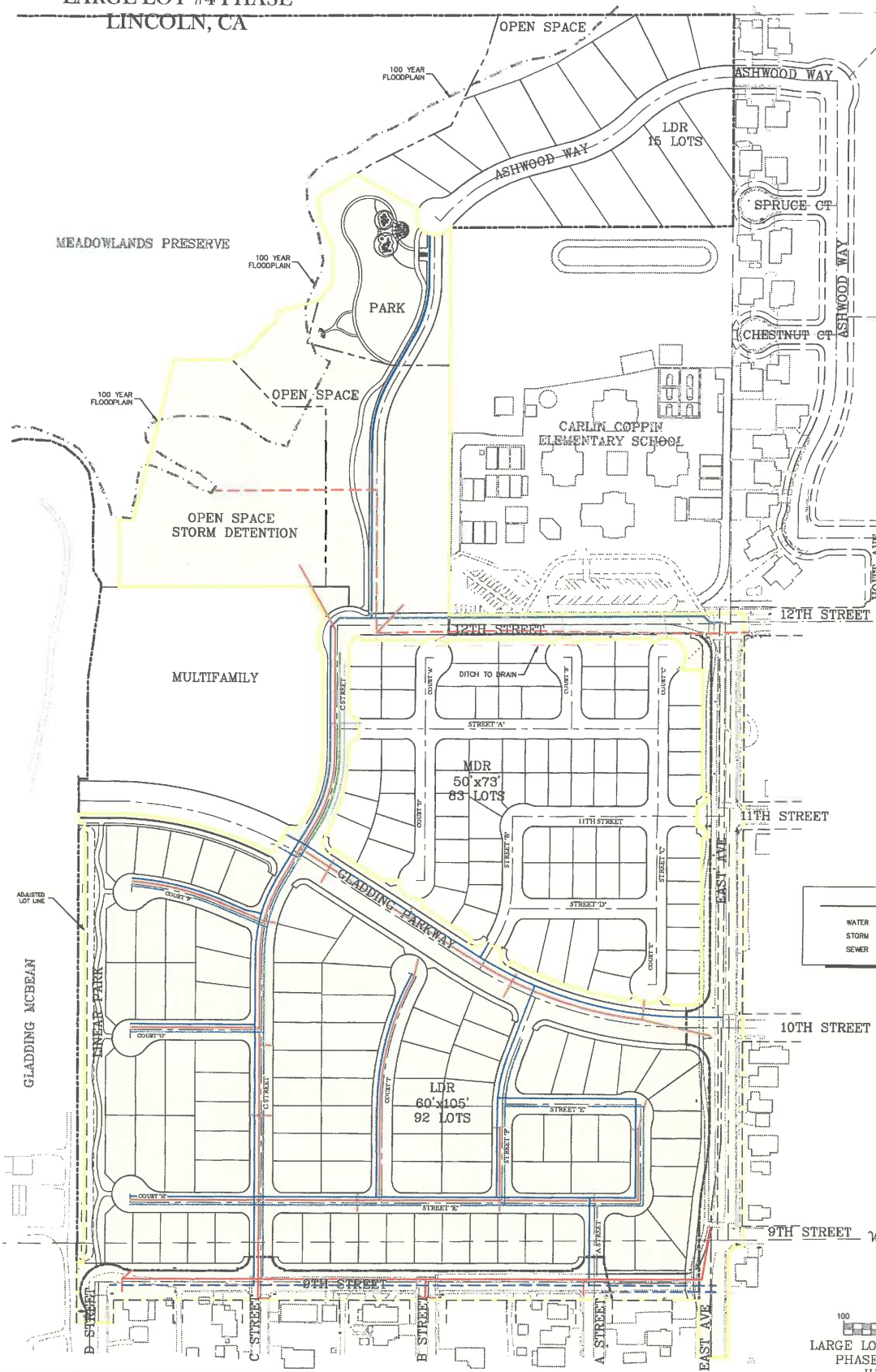
NIEMI DEVELOPMENT PARTNERS LLC

*Real Estate and Capital Investments*

**TSD ENGINEERING, INC.**  
experience matters

31 Natoma Street, Suite #160  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701

PRELIMINARY PHASING PLAN  
**MEADOWLANDS**  
 LARGE LOT #4 PHASE  
 LINCOLN, CA



**MEADOWLANDS PROJECT SUMMARY**

ASSESSOR'S PARCEL NO.  
 008-020-038, 008-020-041, 008-020-045, 008-020-048

OWNER 1  
 SACRAMENTO REGION COMMUNITY FOUNDATION  
 955 UNIVERSITY AVE, #A  
 SACRAMENTO, CA 95825  
 (916) 431-6500  
 CONTACT: DALE WALDSCHMITT  
 dale.waldschmitt@prcna.com

OWNER 2 (MARKHAM RAYNE)  
 PABCO BUILDING PRODUCTS LLC  
 30000 W WHITE ROCK RD, #100  
 FOLSOM, CA 95630  
 CONTACT: WILLIAM NIEMI  
 willniemi@pabco.com

DEVELOPER/APPLICANT  
 NIEMI DEVELOPMENT PARTNERS, LLC  
 4120 DOUGLAS BLVD #306-334  
 GRANITE BAY, CA 95948  
 CONTACT: WILLIAM NIEMI  
 willniemi@ndp.com

ENGINEER/PLANNER  
 TSD ENGINEERING, INC.  
 31 NATOMA ST #160  
 FOLSOM, CA 95630  
 ATTN: GARY FRICKERT  
 gfrickert@tsdeng.com

LOT AREA  
 TOTAL - 138.5 ac

SINGLE FAMILY LOT SIZES  
 CUSTOM - 15 LOTS  
 80' x 77' - 84 LOTS  
 80' x 105' - 92 LOTS  
 TOTAL - 180 LOTS

EXISTING ZONING  
 LOW DENSITY RESIDENTIAL (PD-LDR-5)  
 HIGH DENSITY RESIDENTIAL (PD-HDR-20)  
 OPEN SPACE (OS)  
 LIGHT INDUSTRIAL (LI)  
 PARK & RECREATION  
 PUBLIC (PUB)

PROPOSED ZONING  
 LOW DENSITY RESIDENTIAL (LDR)  
 MEDIUM DENSITY RESIDENTIAL (MDR)  
 HIGH DENSITY RESIDENTIAL (HDR)  
 OPEN SPACE (OS-C, OS-B)  
 OPEN SPACE - STORM DETENTION (OS-SD)  
 LINEAR PARK (LP)  
 PARK (P)

**UTILITY PROVIDERS**

PARK DISTRICT  
 CITY OF LINCOLN

SCHOOL DISTRICT  
 WESTERN PLACER UNIFIED SCHOOL DISTRICT

WATER  
 CITY OF LINCOLN

SANITARY SEWER  
 CITY OF LINCOLN

STORM DRAIN  
 CITY OF LINCOLN

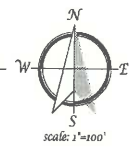
GAS  
 PUEB  
 MARTY GRAGG  
 530-888-1254

ELECTRIC  
 PUEB  
 MARTY GRAGG  
 530-888-1254

TELEPHONE  
 A-1 NET  
 GREG BILLIS  
 530-888-3041

CABLE  
 SATELLITE COMMUNICATIONS  
 KIRK ELLINGSON  
 530-432-9479

FIRE  
 CITY OF LINCOLN



LARGE LOT #4 DEVELOPMENT  
 PHASE REQUIREMENTS  
 JULY 22, 2016

**NIEMI**

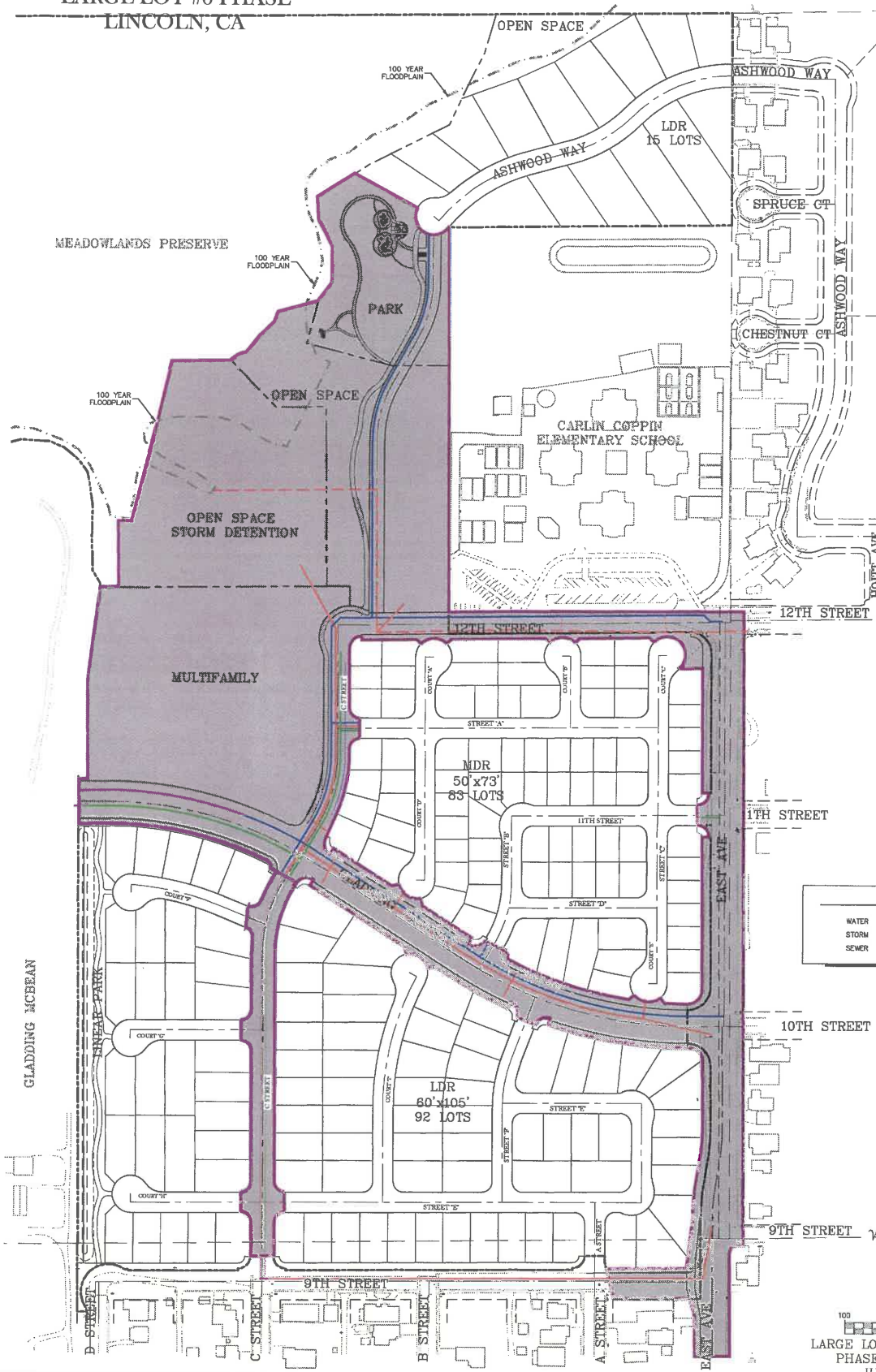
NIEMI DEVELOPMENT PARTNERS LLC  
*Real Estate and Capital Investments*

**TSD ENGINEERING, INC.**  
 engineers

31 Natoma Street, Suite #160  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701



PRELIMINARY PHASING PLAN  
**MEADOWLANDS**  
 LARGE LOT #6 PHASE  
 LINCOLN, CA



**MEADOWLANDS PROJECT SUMMARY**

ASSESSORS PARCEL NO  
 008-030-038, 008-030-041, 008-030-043, 008-030-048

OWNER 1  
 SACRAMENTO REGION COMMUNITY FOUNDATION  
 995 UNIVERSITY AVE. #A  
 SACRAMENTO, CA 95825  
 (916) 451-4500  
 CONTACT: DALE WALDSCHMITT  
 dale.waldschmitt@sacrcf.com

OWNER 2 (MARKHAM RAVINE)  
 PARCO BUILDING PRODUCTS LLC  
 10000 W HITE ROCK RD. #100  
 BANGOR, CALIFORNIA, CA 95704

DEVELOPER/APPLICANT  
 NIEMI DEVELOPMENT PARTNERS, LLC  
 423 DOUGLAS BLVD #208-214  
 GRANITE BAY, CA 95946  
 CONTACT: WILLIAM NIEMI  
 will@niemi.com

ENGINEER/PLANNER  
 TSD ENGINEERING, INC.  
 31 NATOMA ST #160  
 FOLSOM, CA 95630  
 ATTN: CASEY FELLOST  
 cfellost@tsdeng.com

LOT AREA  
 TOTAL - 128.5 ac

SINGLE FAMILY LOT SIZES  
 CUSTOM 15 LOTS  
 50' X 73' - 61 LOTS  
 80' X 105' - 92 LOTS  
 TOTAL - 168 LOTS

EXISTING ZONING  
 LOW DENSITY RESIDENTIAL (PD-LDR-5)  
 HIGH DENSITY RESIDENTIAL (PD-HDR-20)  
 OPEN SPACE (OS)  
 LIGHT INDUSTRIAL (LI)  
 PARK & RECREATION (PUB)  
 PUBLIC (PUB)

PROPOSED ZONING  
 LOW DENSITY RESIDENTIAL (LDR)  
 MEDIUM DENSITY RESIDENTIAL (MDR)  
 HIGH DENSITY RESIDENTIAL (HDR)  
 OPEN SPACE (OS-C, OS-R)  
 OPEN SPACE - STORM DETENTION (OS-SD)  
 LINCOLN PARK (LP)  
 PARK (P)

**UTILITY PROVIDERS**

PARK DISTRICT  
 CITY OF LINCOLN

SCHOOL DISTRICT  
 WESTERN PLACER UNIFIED SCHOOL DISTRICT

WATER  
 CITY OF LINCOLN

SANITARY SEWER  
 CITY OF LINCOLN

STORM DRAIN  
 CITY OF LINCOLN

GAS  
 PG&E

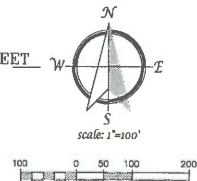
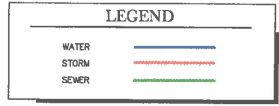
ELECTRIC  
 PG&E

TELEPHONE  
 AT&T

CABLE  
 SPECTRUM COMMUNICATIONS

STREET LIGHTS  
 KIRK ELLINGSON

TRUCK  
 CITY OF LINCOLN



LARGE LOT #6 DEVELOPMENT  
 PHASE REQUIREMENTS  
 JULY 22, 2016

**NIEMI**

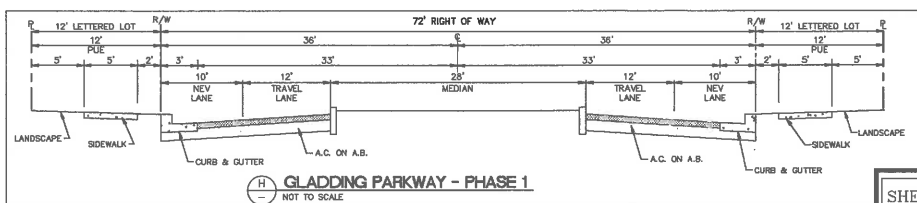
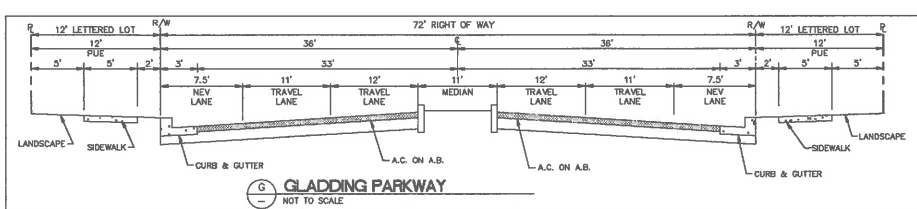
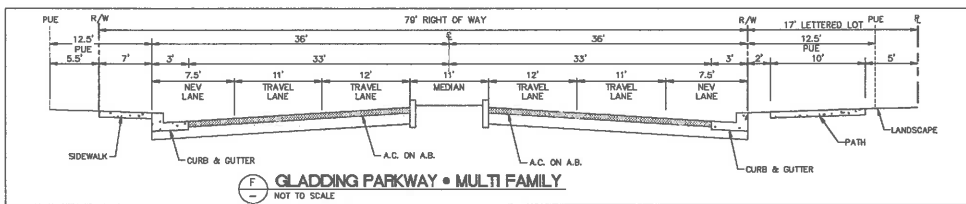
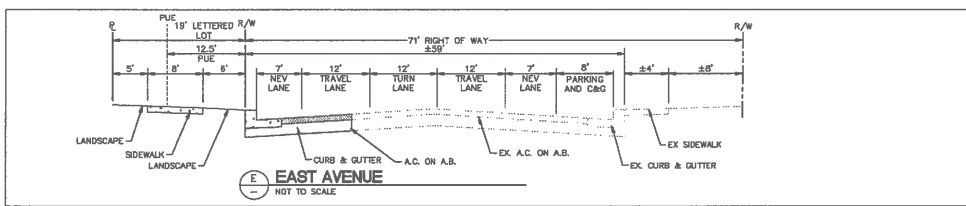
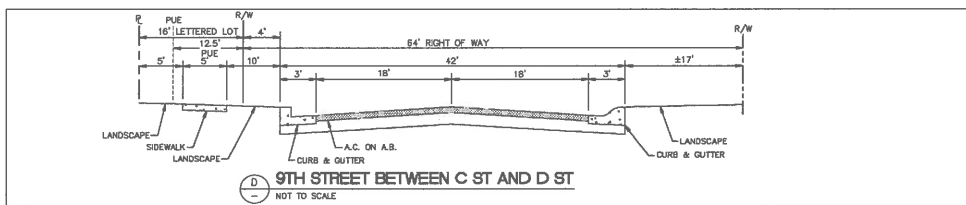
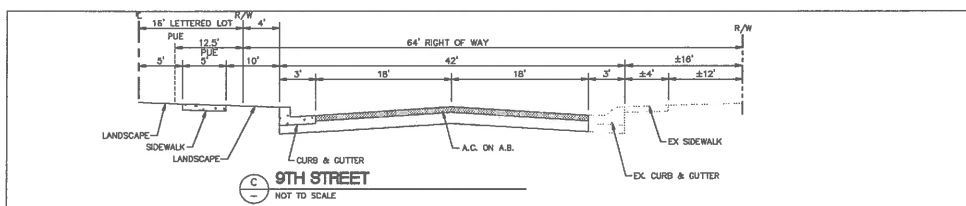
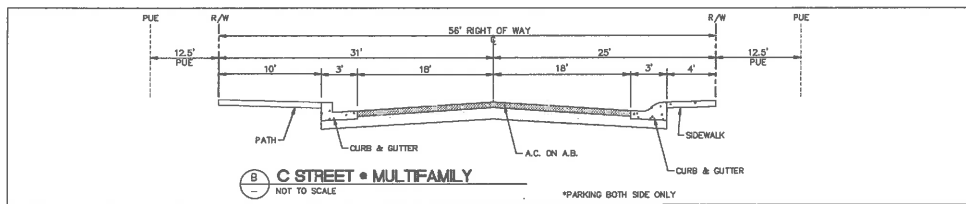
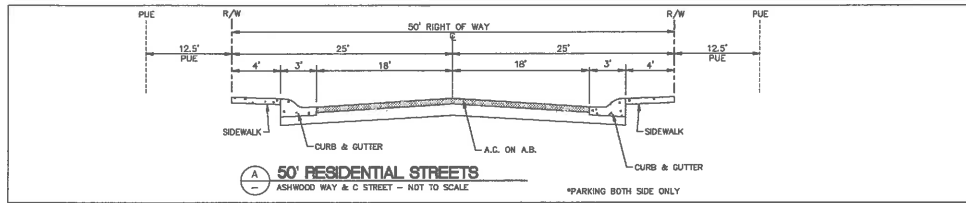
NIEMI DEVELOPMENT PARTNERS LLC

*Real Estate and Capital Investments*

**TSD ENGINEERING, INC.**

31 Natoma Street, Suite #160  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

PRELIMINARY SECTIONS  
**MEADOWLANDS**  
 CITY OF LINCOLN, CALIFORNIA



PRELIMINARY SECTIONS  
 JULY 22, 2016

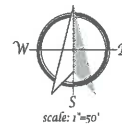
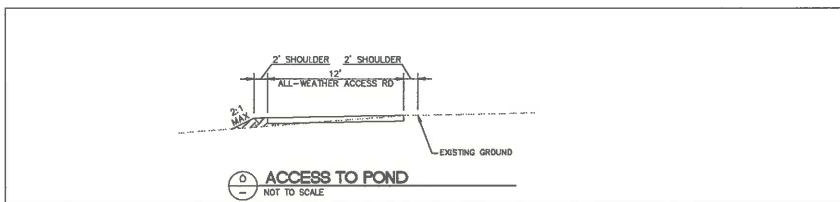
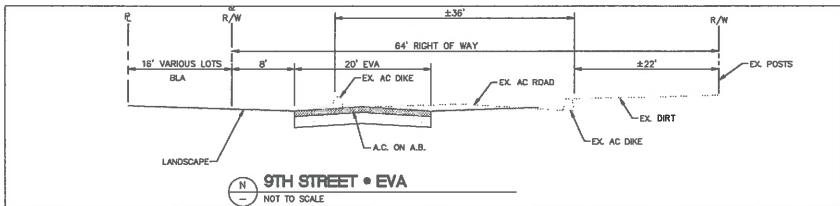
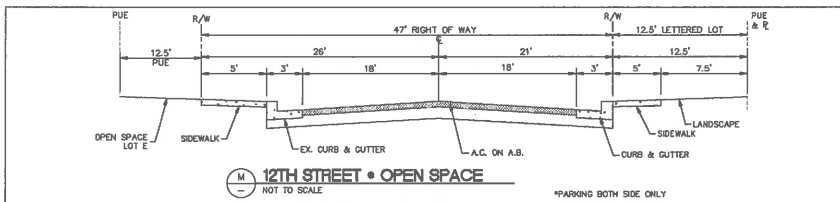
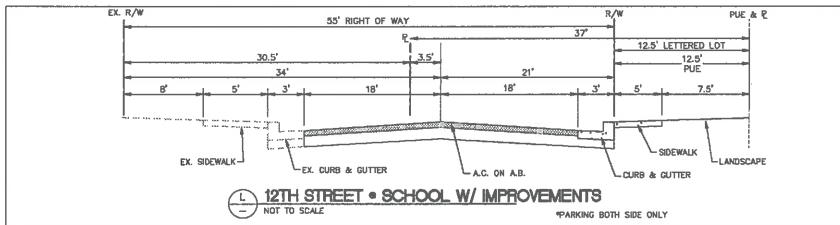
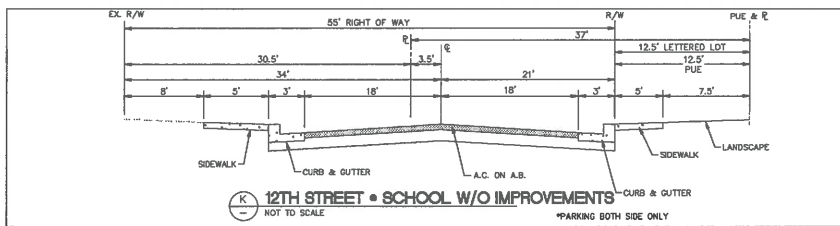
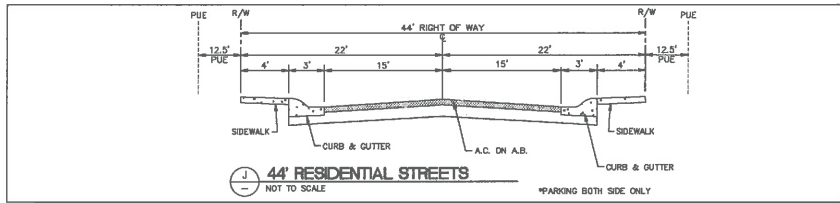
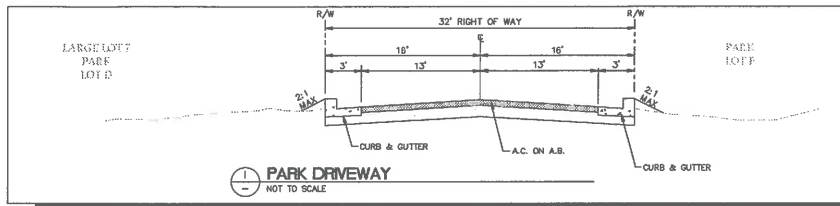
**NIEMI**  
 NIEMI DEVELOPMENT PARTNERS LLC  
*Real Estate and Capital Investments*

**TSD ENGINEERING, INC.**  
*expect more.*

31 Natoma Street, Suite #160  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

SHEET  
 1/2

PRELIMINARY SECTIONS  
**MEADOWLANDS**  
CITY OF LINCOLN, CALIFORNIA



scale: 1"=50'

PRELIMINARY SECTIONS  
JULY 22, 2016

**NIEMI DEVELOPMENT PARTNERS LLC**  
*Real Estate and Capital Investments*



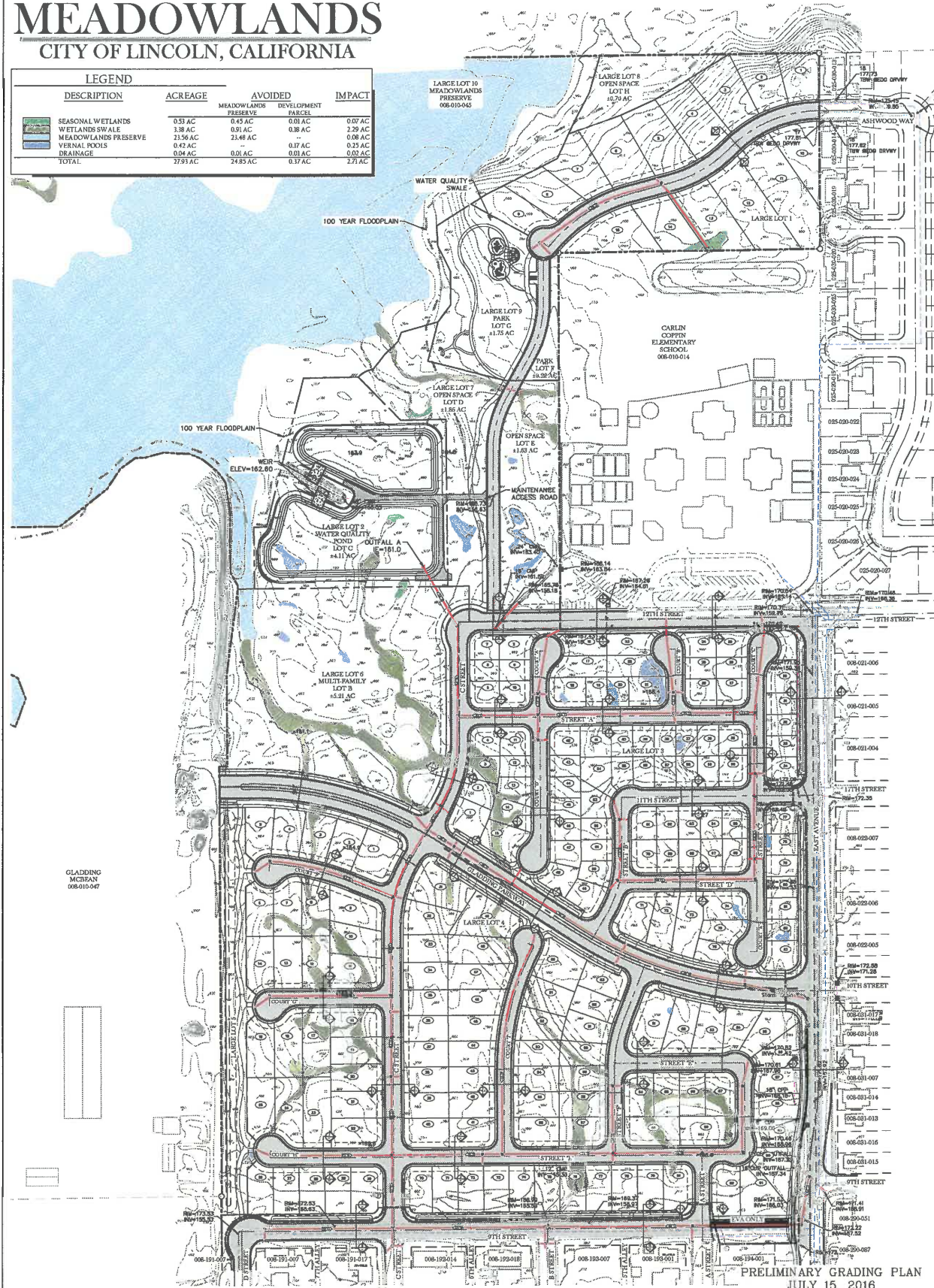
**TSD ENGINEERING, INC.**  
expect more.


31 Natoma Street, Suite #160  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701



# PRELIMINARY GRADING PLAN MEADOWLANDS CITY OF LINCOLN, CALIFORNIA

LEGEND			
DESCRIPTION	ACREAGE	MAINTAINED	IMPACT
SEASONAL WETLANDS	0.51 AC	MAINTAINED	0.07 AC
WETLANDS SWALE	3.38 AC	MAINTAINED	2.29 AC
MEADOWLANDS PRESERVE	23.56 AC	MAINTAINED	0.08 AC
VERNAL POOLS	0.42 AC	MAINTAINED	0.25 AC
DRAINAGE	0.04 AC	MAINTAINED	0.02 AC
TOTAL	27.91 AC	24.85 AC	2.71 AC

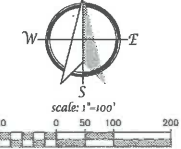




**NIEMI**

NIEMI DEVELOPMENT PARTNERS LLC

*Real Estate and Capital Investments*



scale: 1"=100'

0 50 100 200

PRELIMINARY GRADING PLAN  
JULY 15, 2016

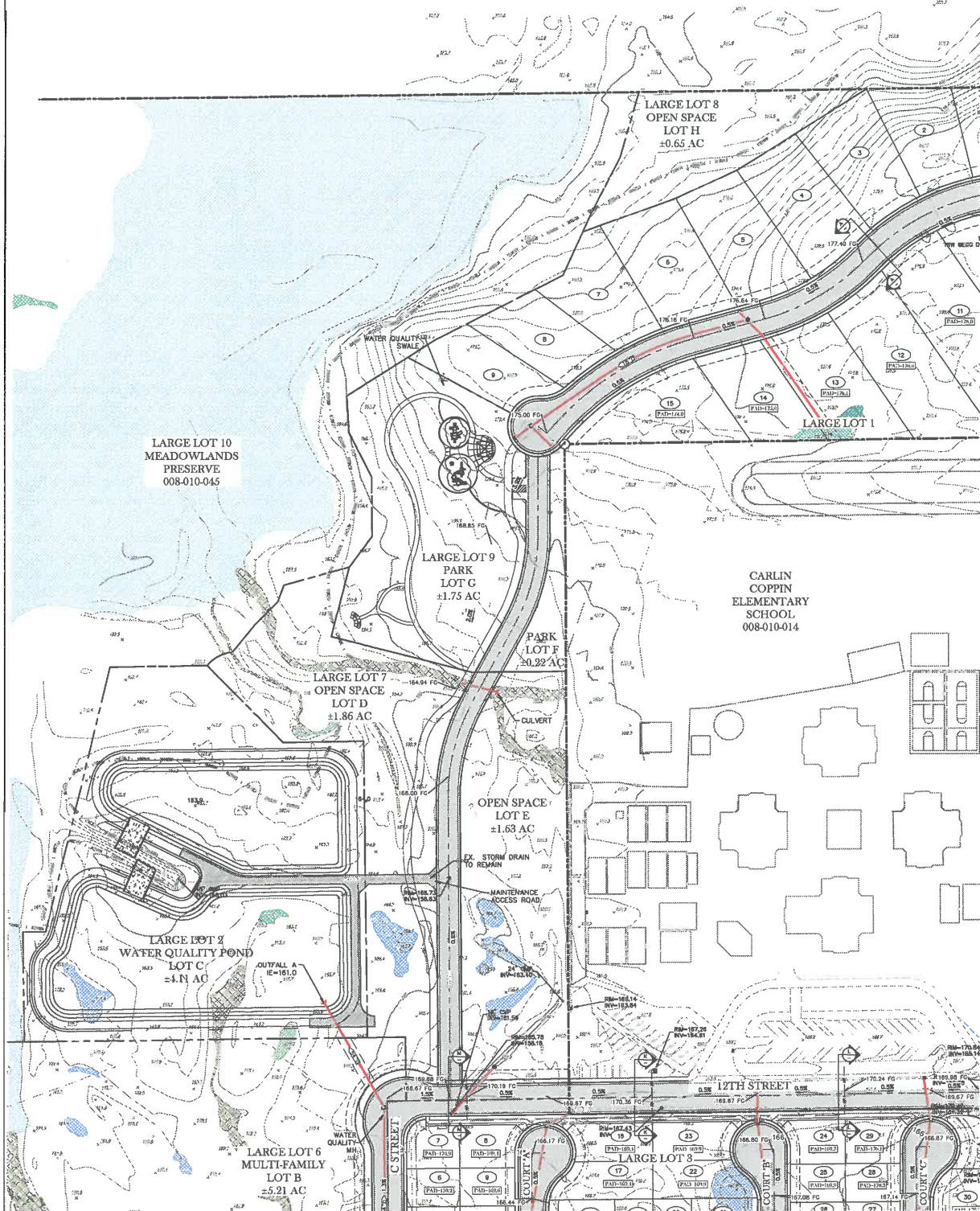
**TSD ENGINEERING, INC.**  
expect more.

31 Natoma Street, Suite #160  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701

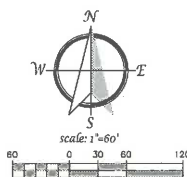
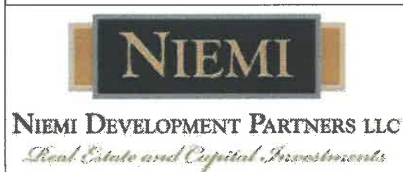
SHEET  
1/5



PRELIMINARY GRADING PLAN  
**MEADOWLANDS**  
 CITY OF LINCOLN, CALIFORNIA



CARLIN  
 COPPIN  
 ELEMENTARY  
 SCHOOL  
 008-010-014



**EARTHWORK QUANTITIES:**  
 LARGE LOT 1  
 CUT - ± 10,800 CY  
 FILL - ± 13,400 CY  
 TOTAL: ± 2,600 CY FILL

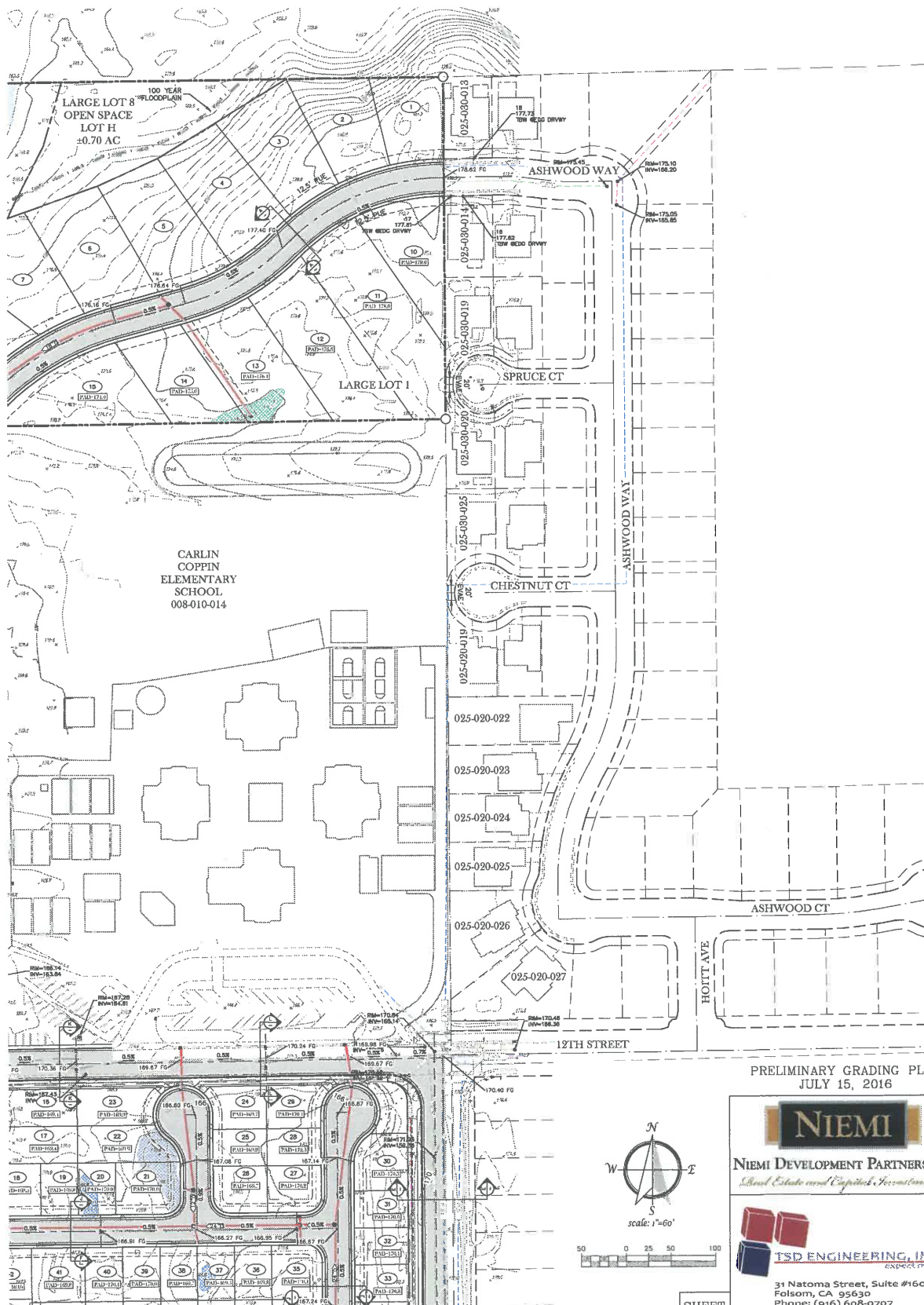
90% SHRINKAGE OR SWELL ACCOUNTED FOR ASSUMED 2" UNDERCUT FROM CENTERLINE GRADE TO ACCOUNT FOR STRUCTURAL SECTION AND TRENCH SPILLS.

PRELIMINARY GRADING PLAN NW  
 JULY 15, 2016

**TSD ENGINEERING, INC.**  
 31 Natoma Street, Suite #160  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

SHEET  
 2/5

PRELIMINARY GRADING PLAN  
**MEADOWLANDS**  
 CITY OF LINCOLN, CALIFORNIA



PRELIMINARY GRADING PLAN  
 JULY 15, 2016

**NIEMI**  
 NIEMI DEVELOPMENT PARTNERS LLC  
*Real Estate and Capital Investments*

**TSD ENGINEERING, INC.**  
*Expect More.*

31 Natoma Street, Suite #160  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

SHEET  
 3/5

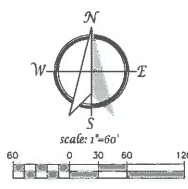


PRELIMINARY GRADING PLAN  
**MEADOWLANDS**  
 CITY OF LINCOLN, CALIFORNIA

LARGE LOT 2  
 WATER QUALITY  
 POND  
 LOT C  
 ±4.11 AC

LARGE LOT 6  
 MULTIFAMILY  
 LOT B  
 ±5.21 AC

GLADDING  
 MCBEAN  
 008-010-047



**EARTHWORK QUANTITIES:**  
 LARGE LOTS 3 & 4  
 CUT - ± 53,000 CY  
 FILL - ± 97,300 CY  
 TOTAL - ± 44,300 CY  
 30% BINDER/GRASS OR SWELL ACCOUNTED FOR  
 ASSUMED 1' UNDERCUT FROM CENTERLINE GRADE TO  
 ACCOUNT FOR STRUCTURAL SECTION AND TRENCH SPOILS.

**TREE REMOVAL PLAN**  
 ALL ON-SITE VEGETATION IS 10' HIGH  
 GRASSES 7' & SHRUBS. NO TREES PRESENT  
 ON-SITE WHICH REQUIRE MITIGATOR OR  
 ARBORIST RECOMMENDATIONS.

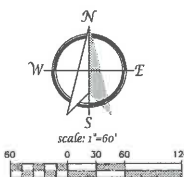
PRELIMINARY GRADING PLAN SW  
 JULY 15, 2016



SHEET  
 4/5



PRELIMINARY GRADING PLAN  
**MEADOWLANDS**  
 CITY OF LINCOLN, CALIFORNIA



**EARTHWORK QUANTITIES:**

UNIT 3 & 4  
 CUT - ± 53,000 CY  
 FILL - ± 97,300 CY  
 TOTAL = 44,300 CY  
 20% SHRINKAGE ON SWELL ACCOUNTED FOR  
 ASSUMED F UNDERCUT FROM CONFIRMED GRADE TO  
 ACCOUNT FOR STRUCTURAL SECTION AND TRENCH SPILLS

**TREE REMOVAL PLAN**

ALL ONSITE VEGETATION IS LOW HEIGHT  
 GRASSES & SHRUBS. NO TREES PRESENT  
 ONSITE WHICH REQUIRE MITIGATOR OR  
 ARBORIST RECOMMENDATIONS.

PRELIMINARY GRADING PLAN SE  
 JULY 15, 2016

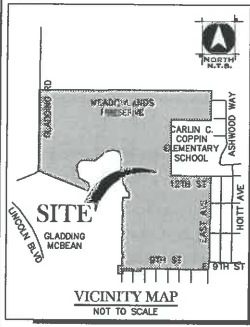


31 Natoma Street, Suite #160  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

SHEET  
 5/5



PRELIMINARY UTILITY PLAN  
**MEADOWLANDS**  
CITY OF LINCOLN, CALIFORNIA



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
WATER DOMESTIC		
FIRE HYDRANT		
WATER METER & BACKFLOW DEVICE		
SEWER LINE		
SEWER MANHOLE		
SEWER CLEANOUT		
FIRE SERVICE LINE		
WATER MAIN		
ELECTRIC LINE		
GAS LINE		
20" FIRE TRUCK ACCESS		

## UTILITY PROVIDERS

PARK DISTRICT  
CITY OF LINCOLN

SCHOOL DISTRICT  
WESTERN PLACER UNIFIED SCHOOL DISTRICT

WATER  
CITY OF LINCOLN

SANITARY SEWER  
CITY OF LINCOLN

STORM DRAIN  
CITY OF LINCOLN

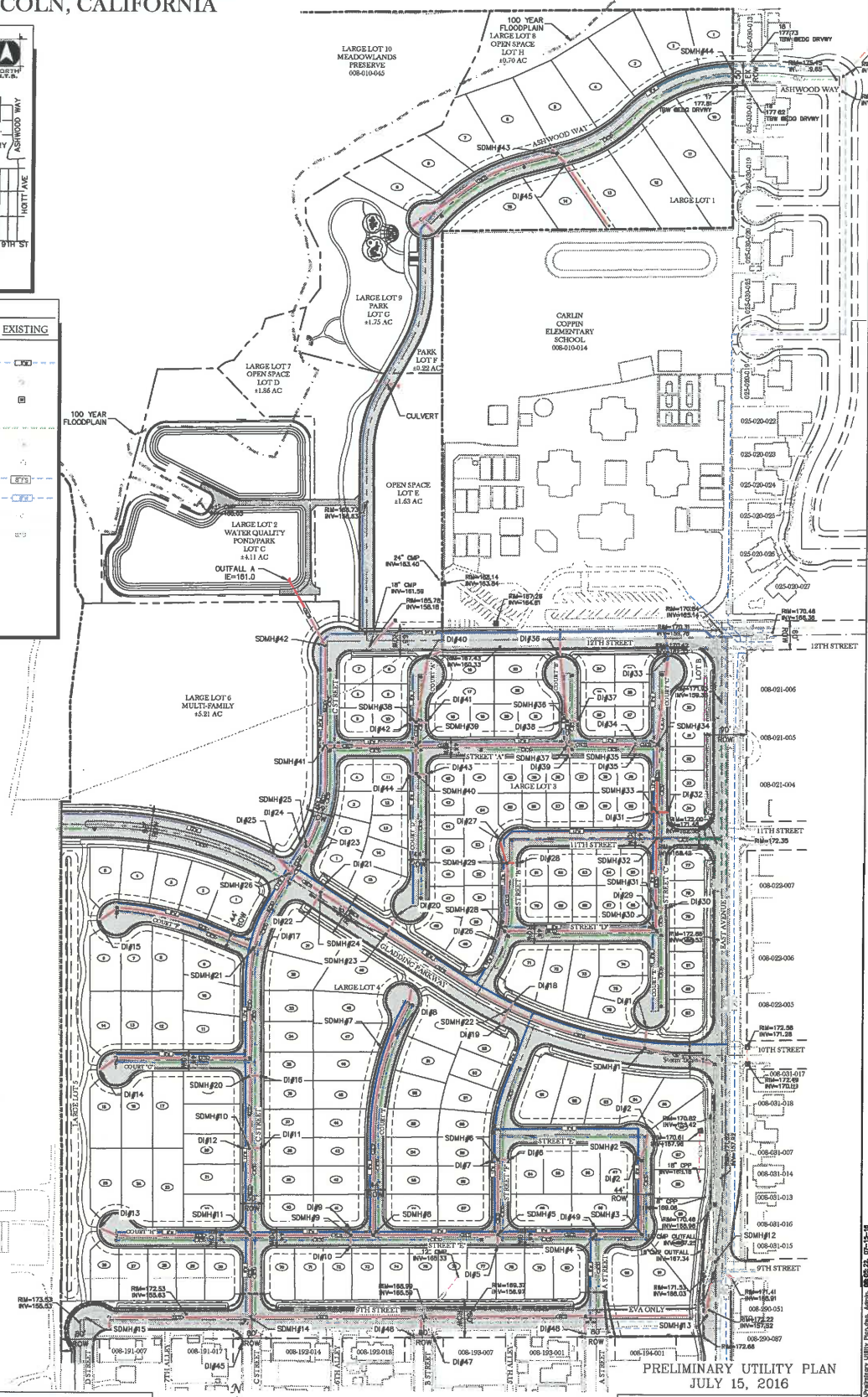
GAS  
POWER  
MARTY GRAGG  
510-889-1256

ELECTRIC  
POWER  
MARTY GRAGG  
510-889-1256

TELEPHONE  
AT&T  
GREG ELLIS  
510-888-2041

CABLE  
STREAMLINE COMMUNICATIONS  
KIRK ELLINGSON  
510-652-9479

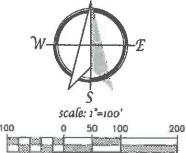
FIRE  
CITY OF LINCOLN



PRELIMINARY UTILITY PLAN  
JULY 15, 2016



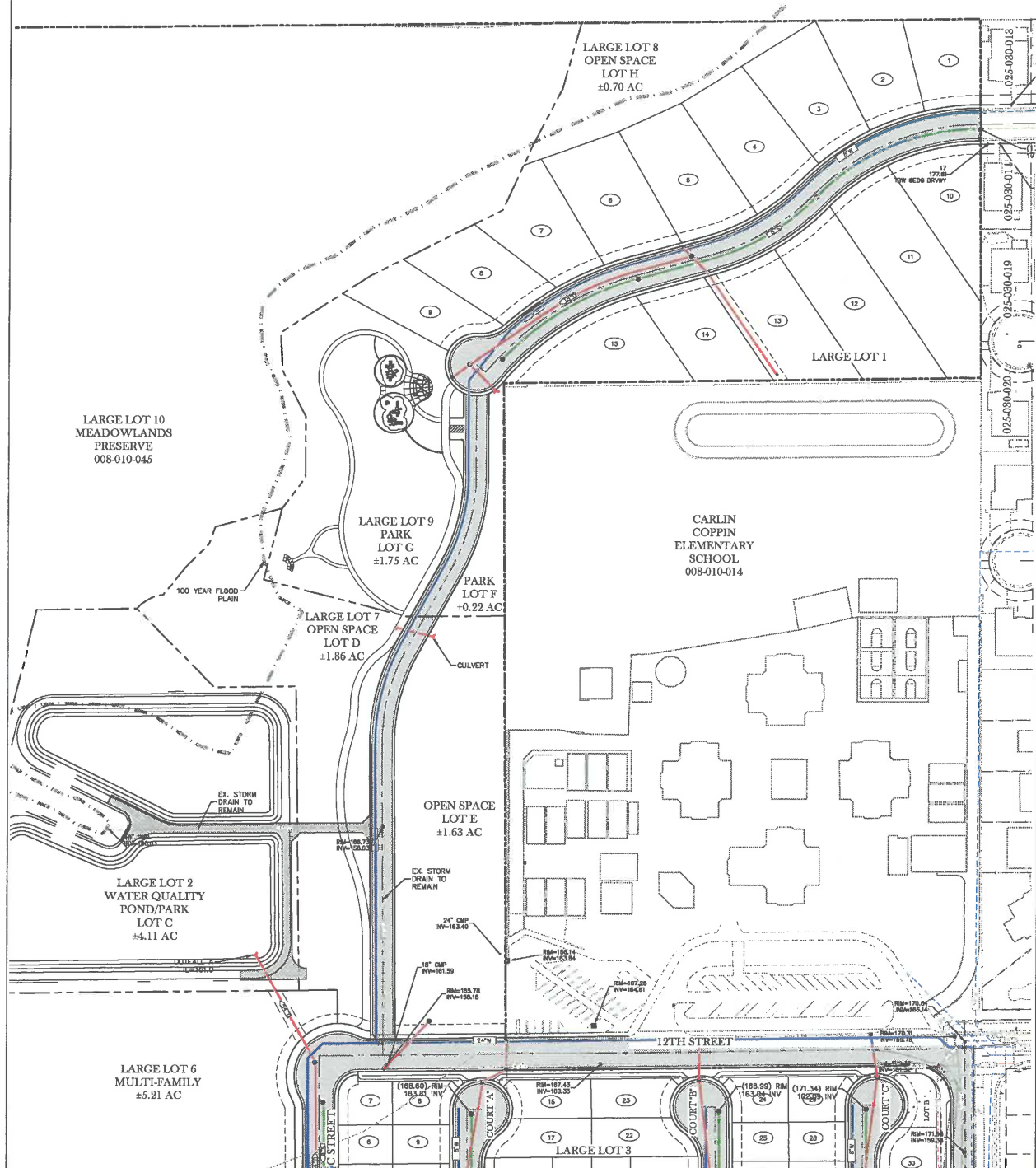
**NIEMI DEVELOPMENT PARTNERS LLC**  
*Real Estate and Capital Investments*



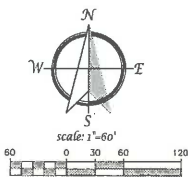
31 Natoma Street, Suite #160  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701

SHEET  
1/5

PRELIMINARY UTILITY PLAN  
**MEADOWLANDS**  
 CITY OF LINCOLN, CALIFORNIA



**NIEMI**  
 NIEMI DEVELOPMENT PARTNERS LLC  
*Real Estate and Capital Investments*



PRELIMINARY UTILITY PLAN NW  
 JULY 15, 2016

**TSD ENGINEERING, INC.**  
 expect more.  
 31 Natoma Street, Suite #160  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

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 2/5





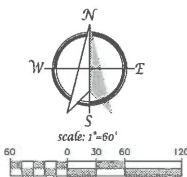
# PRELIMINARY UTILITY PLAN MEADOWLANDS CITY OF LINCOLN, CALIFORNIA

LARGE LOT 2  
WATER QUALITY  
POND/PARK  
LOT D  
±4.11 AC

LARGE LOT 6  
MULTIFAMILY  
LOT C  
±5.21 AC

CLADDING  
MCBEAN  
008-010-047

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PRELIMINARY UTILITY PLAN SW  
JULY 15, 2016

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expect more.

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Fax: (916) 608-0701

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PRELIMINARY UTILITY PLAN  
**MEADOWLANDS**  
 CITY OF LINCOLN, CALIFORNIA





# LANDSCAPE ENTITLEMENT PLAN

## MEADOWLANDS

### CITY OF LINCOLN, CALIFORNIA

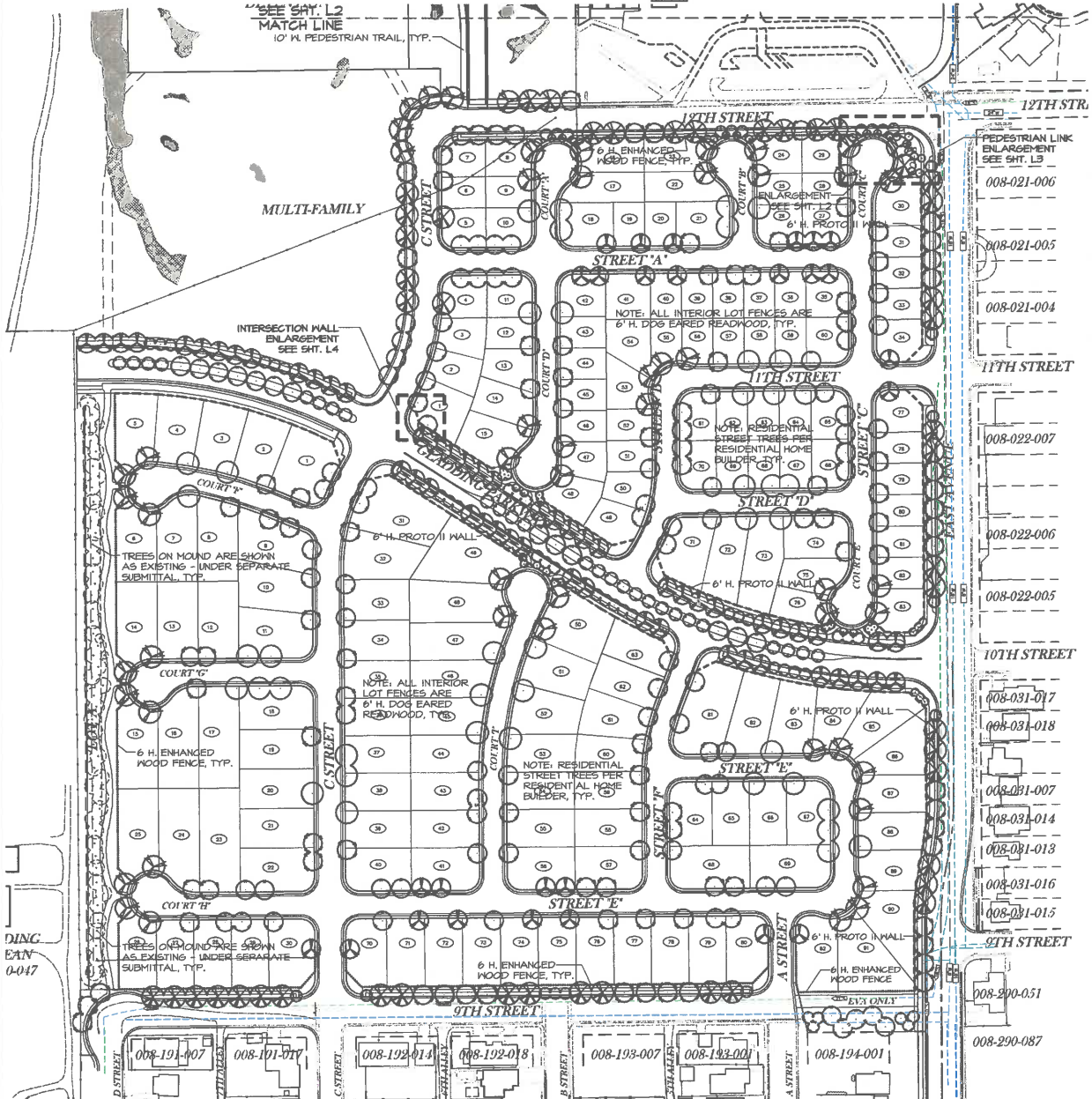


#### FENCE & WALL SCHEDULE

FENCE OR WALL TYPE	DESCRIPTION
—————	6'-0" High Enhanced Wood Fence - Color: Natural
-----	6'-0" High Basaltic - PROTO II wall with flagstone cap - Refer to sheet L2 within this plan set for the material schedule.

#### PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME
	ACE KAR	26	Acer rubrum 'Karpick' / Karpick Red Maple
	CED DEO	17	Cedrus deodara / Deodar Cedar
	CER OCC	50	Cercis occidentalis / Western Redbud
	GIN BIL	53	Ginkgo biloba 'Palmetto' / Palmetto Tree
	LAS NAT	5	Lagerstroemia x 'Natchez' / Crape Myrtle
	PIS KEI	87	Platanus chinensis 'Keith Davey' / Keith Davey Chinese Platanus
	PLA BLO	71	Platanus x acerifolia 'Columbia' / London Plane Tree
	PRU VES	42	Prunus cerasifera 'Krauter Vesuvius' / Purple Leaf Plum
	QUE SUB	42	Quercus suber / Cork Oak
	QUE MIS	16	Quercus wislizeni / Interior Live Oak
	ULM EME	57	Ulmus parvifolia 'True Green' / 'Emer II' Allee Elm
	ZEL VIL	104	Zelkova serrata 'Village Green' / Santeda Zelkova
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME
	TUR BOL	24,254 sf	Turf Sod: Bolero Plus / Fescue blend
















LANDSCAPE ENTITLEMENT PLAN  
MAY 16, 2016

# LANDSCAPE ENTITLEMENT PLAN



## MEADOWLANDS

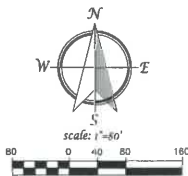
### CITY OF LINCOLN, CALIFORNIA

#### PLANT SCHEDULE

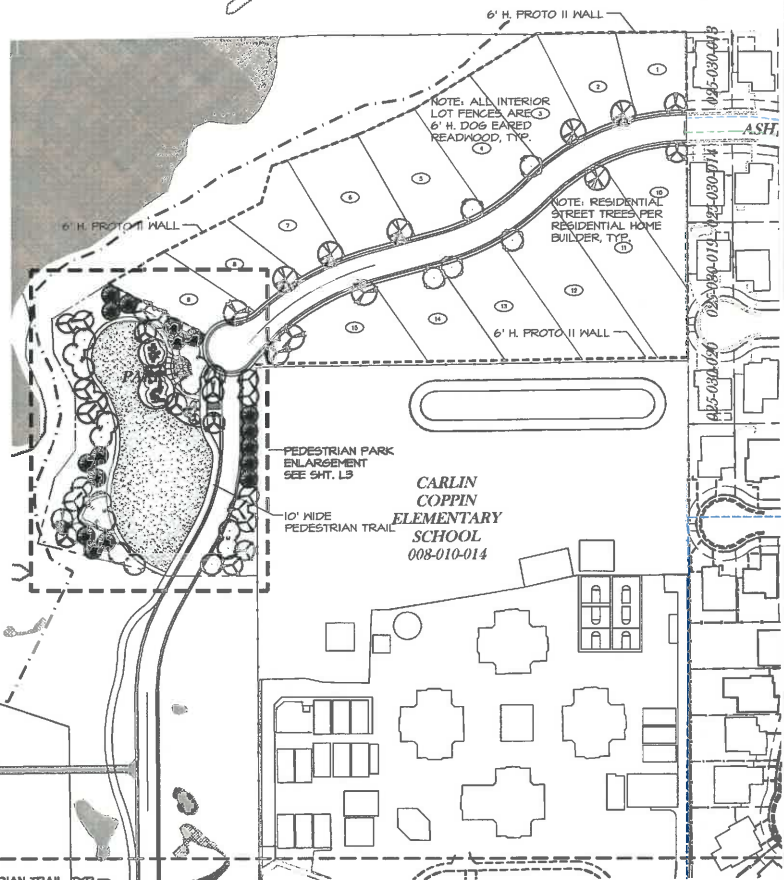
TREES	CODE	BOTANICAL NAME / COMMON NAME
	ACE KAR	Acer rubrum 'Karpick' / Karpick Red Maple
	GED DEO	Cedrus deodara / Deodar Cedar
	CER OCC	Cercis occidentalis / Western Redbud
	GIN BIL	Ginkgo biloba 'Fairmount' / Maidenhair Tree
	LAO NAT	Lagerstroemia x 'Natchez' / Grape Myrtle
	PIS KEI	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache
	PLA BLO	Platanus x acerifolia 'Columbia' / London Plane Tree
	PRU VES	Prunus cerasifera 'Krauter Vesuvius' / Purple Leaf Plum
	QUE SUB	Quercus suber / Cork Oak
	QUE INS	Quercus ilicifolia / Interior Live Oak
	ULM EHE	Ulmus parvifolia 'True Green' / 'Timer II' Allee Elm
	ZEL VIL	Zelkova serrata 'Village Green' / Sanicel Zelkova
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME
	TUR BOL	Turf Sod: Bolero Plus / Fescue blend

#### FENCE & WALL SCHEDULE

FENCE OR WALL TYPE	DESCRIPTION
	6'-0" High Enhanced Wood Fence - Color: Natural
	6'-0" High Basaltite - PROTO II wall with flagstone cap - Refer to Sheet L2 within this plan set for the material schedule.



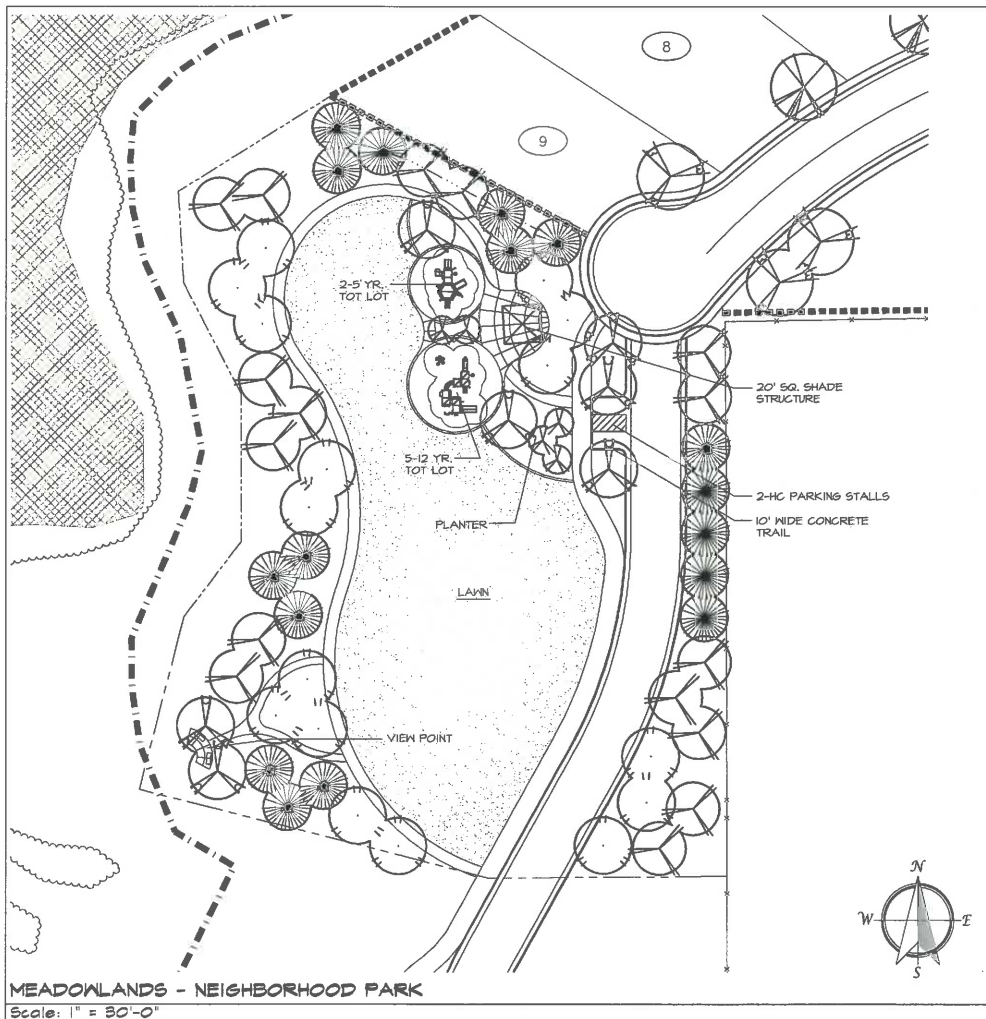
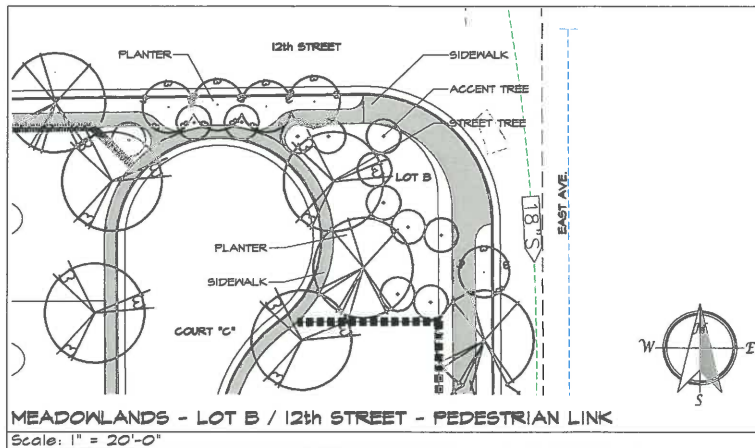
DETENTION  
MATCH LINE  
SEE SHT. L1  
(10' W. PEDESTRIAN TRAIL)



LANDSCAPE ENTITLEMENT PLAN  
MAY 16, 2016



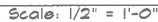
LANDSCAPE ENTITLEMENT PLAN  
**MEADOWLANDS**  
 CITY OF LINCOLN, CALIFORNIA



LANDSCAPE ENTITLEMENT PLAN  
 MAY 16, 2016



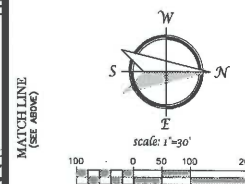
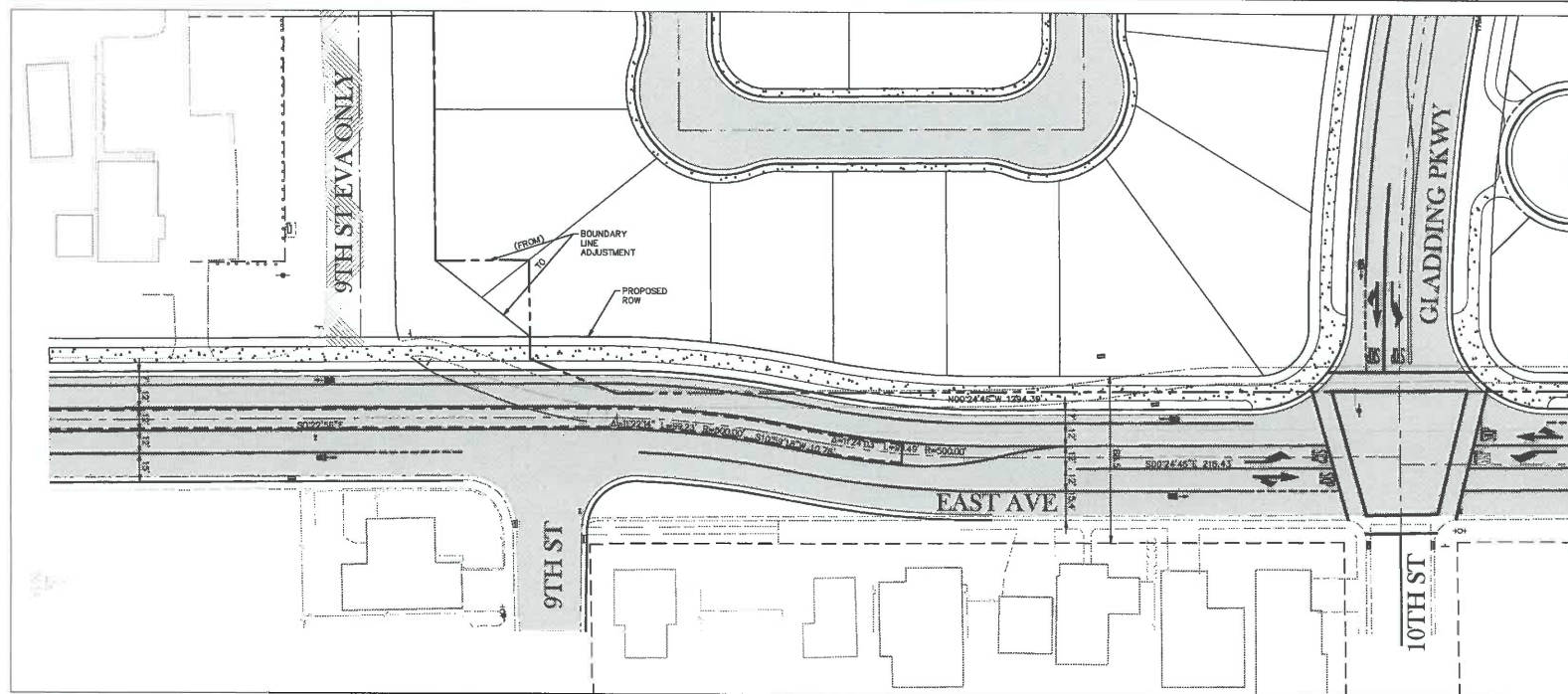
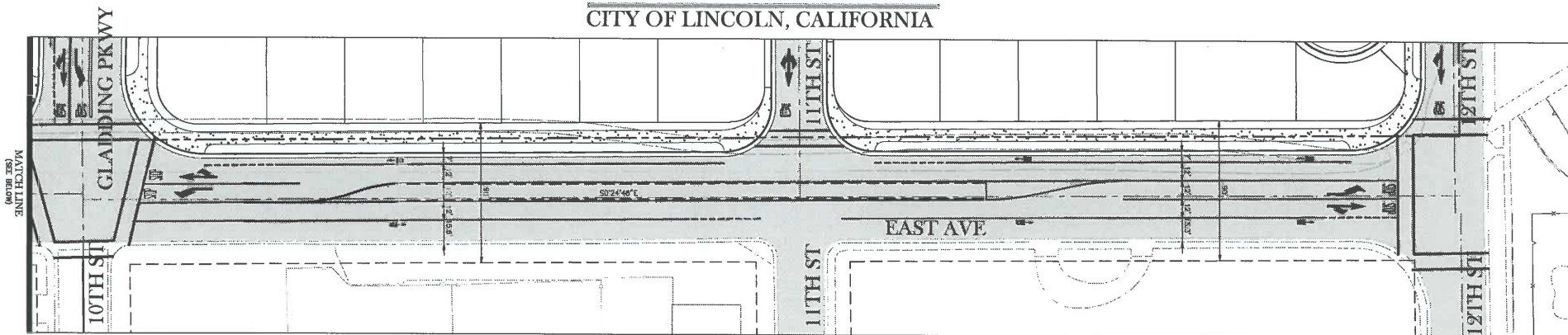
## CITY OF LINCOLN, CALIFORNIA



CONSTRUCTION NOTES:  
REFER TO ENGINEERING SOILS REPORT AVAILABLE FROM TSD ENGINEERING FOR  
ENGINEERING SPECIFICATIONS.  
WALL TO BE ENGINEERED BY BASALITE AND INSTALLED PER MANUFACTURERS  
SPECIFICATIONS.  
COLUMNS SHALL BE INSTALLED ON WOOD FRAMES WITH CONCRETE FOOTINGS AND  
STONE SHALL BE INSTALLED PER MANUFACTURER SPECIFICATION.

Scale: nts

# EAST AVENUE STRIPING PLAN MEADOWLANDS CITY OF LINCOLN, CALIFORNIA

EAST AVENUE STRIPING PLAN  
JANUARY 28, 2016

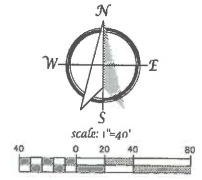
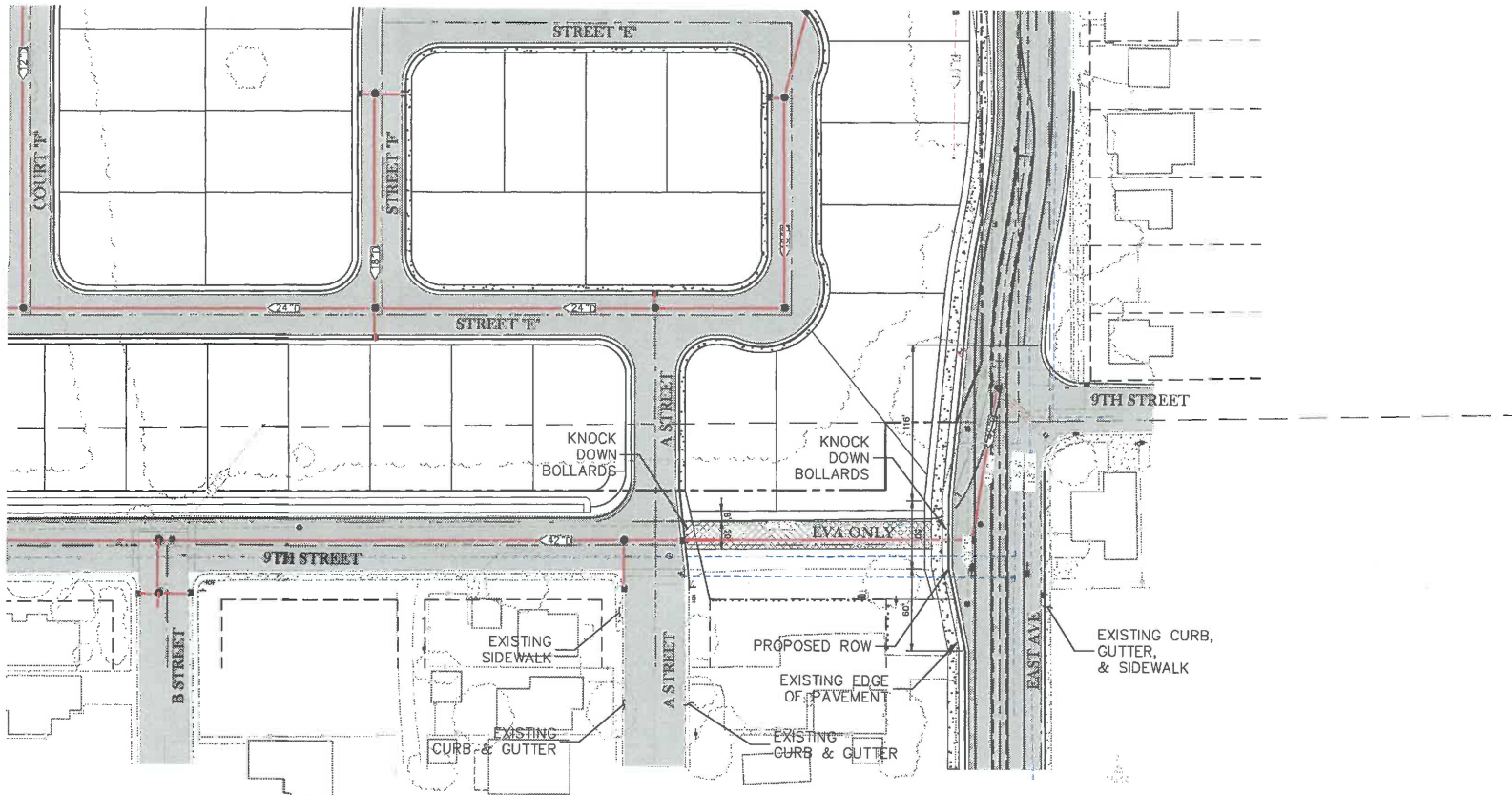
**NIEMI**  
NIEMI DEVELOPMENT PARTNERS LLC  
*Real Estate and Capital Investments*



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1/1

9TH STREET EVA EXHIBIT  
**MEADOWLANDS**  
 CITY OF LINCOLN, CALIFORNIA



9TH STREET EVA EXHIBIT  
 JULY 15, 2016

**NIEMI**

NIEMI DEVELOPMENT PARTNERS LLC  
*Real Estate and Capital Investments*

**TSD ENGINEERING, INC.**  
*experts more.*

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CITY COUNCIL

RESOLUTION NO. 2016 – \_\_\_\_

A RESOLUTION BY THE CITY COUNCIL APPROVING THE SPECIFIC DEVELOPMENT PLAN AND DEVELOPMENT PERMIT FOR THE MEADOWLANDS PROJECT (ASSESSOR'S PARCEL NUMBERS 008-010-021, 008-010-022, 008-010-038, 008-010-041, 008-010-045, 008-010-047, and 008-010-048 )

WHEREAS, Title 18, Chapter 18.32 of the Lincoln Municipal Code provides for the City Council review, upon recommendation of the Planning Commission, of all Specific Development Plans; and

WHEREAS, on August 17, 2016, the City of Lincoln Planning Commission adopted Resolution No. 2016-25 forwarding a recommendation of approval to the City Council for the Specific Development Plan and Development Permit; and

WHEREAS, the Meadowlands Project includes a specific land area, for which an amended General Development Plan was separately considered and approved by the City Council; and

WHEREAS, the Specific Development Plan and Development Permit for the Meadowlands Project, addresses only the subdivision of property designated for Low and Medium Density Residential under the amended General Development Plan; and

WHEREAS, notices describing the proposed Specific Development Plan and Development Permit for the Meadowlands Project were sent to neighboring property owners pursuant to Section 18.32.140 of the Lincoln Municipal Code; and

WHEREAS, prior to approval of the proposed Specific Development Plan and Development Permit, the City Council reviewed and considered the information contained in the Addendum to the Final Environmental Impact Report and adopted Resolution No. 2016 - \_\_\_\_, approving the Addendum to the Final Environmental Impact Report (SCH No. 2006032003), as the proposed project is consistent with the type and intensity of land uses analyzed in the Final Environmental Impact Report (EIR) and no new significant impacts or substantial increase in the severity of previously identified significant impacts have been identified. The Mitigation Monitoring and Reporting Program, Alternatives Findings and Statement of Overriding Considerations adopted as part of the Final EIR are still applicable to the proposed project, subject to the modified mitigation measure language found within the Addendum to the EIR; and

WHEREAS, the City Council has reviewed the proposed Specific Development Plan and Development Permit for the subject property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVAL OF THE SPECIFIC DEVELOPMENT PLAN AND DEVELOPMENT PERMIT FOR THE MEADOWLANDS PROJECT AS FOLLOWS:

Section 1. This Resolution incorporates, and by this reference makes a part hereof, that certain Specific Development Plan and Development Permit for the Meadowlands Project area, substantially in the form on file with the Community Development Director, relative to the

proposed development of the Meadowlands Project on certain real property consisting of residential areas located on approximately 41.9 gross acres.

Section 2. Specific Development Plan and Development Permit Findings. The City Council finds and determines that:

- a. The Specific Development Plan and Development Permit are consistent with the Lincoln General Plan (the "General Plan"), because the Specific Development Plan and Development Permit for Plan Area establish development standards for land uses which are allowed by the General Plan land use designations and the policies for new residential land uses which apply to the Meadowlands Project. Specifically, the Specific Development Plan and Development Permit for the Meadowlands Project provide development criteria and standards for a range of residential land use designations that will meet the future housing needs of the City.
- b. The Specific Development Plan and Development Permit are consistent with the Lincoln Zoning Ordinance because it has been prepared pursuant to and for the implementation of the Meadowlands Project Amended General Development Plan specifying the residential uses for the Meadowlands Project, the specific locations of such uses, and the governing development standards and design guidelines for the development of a master planned residential community.
- c. The Specific Development Plan and Development Permit for the Meadowlands Project are consistent with the requirements of the Planned District zone of the City's Zoning Ordinance and the adopted Amended General Development Plan for the following zoning classifications within the Meadowlands project: (LDR) Low Density Residential and (MDR) Medium Density Residential. The Specific Development Plan and Development Permit provide for a creative, more flexible, and orderly approach to the use of land, by providing both low density and medium density residential land uses, in addition to the high density residential uses not subject to current Specific Development Plan and Development Permit referenced herein, in order to maximize the choices of types of living environments and respond to the housing demand of the citizens of Lincoln as well as the limitation of site constraints.
- d. The site is physically suitable for the proposed density of residential development proposed for the Meadowlands Project, because the proposed residential lot configuration is planned to respect and enhance the site's natural form and environmental attributes. The proposed residential lot configuration is also designed to avoid areas of potential geologic instability, sensitive vegetation and wildlife resources, and significant cultural resources. An erosion control, a complete drainage system plan, and a water quality control plan shall be prepared and incorporate National Pollutant Discharge Elimination System ("NPDES") requirements to protect water quality. The proposed project will include adequately sized and properly aligned culverts at all drainage crossings in accordance with City standards to prevent blockage of high flows and associated erosion. Each phase of project construction will address both 100 and 200-year flood conditions as appropriate. With respect to sensitive vegetation and wildlife resources and significant cultural resources, extensive open space and habitat conservation areas are included in the Project and will be preserved and maintained to avoid or mitigate impacts to such resources.
- e. Pursuant to requirements of the Central Valley Flood Protection Act of 2008, the City Council finds that the property is located within a watershed with a contributing area of 10 or fewer square miles.

f. The site is physically suitable for the proposed type of development as discussed in Finding d., above.

g. The design of the project and the type of improvements will not cause serious public health problems since water, sewer, police, fire and solid waste services will be adequately provided to the residential development.

Section 3. Certain real property consisting of approximately 109 acres is hereby approved for development in accordance with the Specific Development Plan and Development Permit conditions attached hereto as Exhibit A and the Meadowlands Amended General Development Plan incorporated herein by this reference, specifying land uses, density and circulation. Said Specific Development Plan and Development Permit shall only apply to the low and medium density single family property as shown in the Preliminary Site Plan attached hereto as Exhibit B.

Section 4. Based on the findings set forth in this Resolution, the CEQA Resolution No. 2016- \_\_\_\_, and the evidence provided in the Staff Report, the City Council approves the Specific Development Plan and Development Permit for the Meadowlands Project, substantially in the form on file with the Community Development Director.

Section 5. Said Specific Development Plan and Development Permit shall be conditioned upon the following:

- A. The Conditions of Project Approval attached hereto as Exhibit A and incorporated herein by reference;
- B. The conditions, standards, and development restrictions set forth in the Meadowlands Amended General Development Plan for the project area are incorporated herein by reference;
- C. In the event of a conflict between A or B, the more restrictive condition shall apply.

PASSED AND ADOPTED this 13<sup>th</sup> day of September, 2016 by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

---

Spencer Short, Mayor

ATTEST:

---

Gwen Scanlon, City Clerk

The Meadowlands Low Density and Medium Density Residential Specific Development Permit/Plan for the residential subdivision project located north of 9<sup>th</sup> Street and west of East Avenue in the City of Lincoln, Assessor's Parcel Numbers 008-010-021, 008-010-022, 008-010-038, 008-010-041, 008-010-045, 008-010-047, and 008-010-048 is approved subject to the following conditions of approval:  
Applicant is Niemi Development Partners, LLC.

**\*\*** (Double Asterisk) located in front of the Condition is specific to the Meadowlands project.

Condition	Timing	Department	Status
<b>GENERAL</b>			
1. The ability to proceed under any approvals, entitlements, or authorizations granted by this action, including the recordation of a Final Map, are contingent upon compliance with the terms and conditions of the Amended General Development Plan.	General Conditions	Community Development Department & City Engineer	
2. The Specific Development Plan/Permit shall be subject to compliance with Mitigation Measures contained within the Meadowlands FEIR (State Clearinghouse No. 2006032003) as amended by the approved Meadowlands Addendum to the Environmental Impact Report, approved by City Council Resolution 16-_____.	General Conditions	Community Development Department	
3. For the Low Density and Medium Density residential development areas within the Meadowlands project boundaries, the Small-Lot Tentative Subdivision Map approval shall also be considered as the Specific Development Plan/Permit approval and shall be subject to subject to compliance with Mitigation Measures contained within the Meadowlands FEIR (State Clearinghouse No. 2006032003) as amended by the approved Meadowlands Addendum to the Environmental Impact Report, dated July, 2016, approved by City Council Resolution 16-_____, and the amended General Development Plan.	General Conditions	Community Development Department	



**Exhibit A**

## Meadowlands Specific Development Plan/Permit Conditions of Approval

Page 2

Condition	Timing	Department	Status
4. Residential Development shall be subject to the then current rules and conditions as set forth in the approved Meadowlands Small Lot Tentative Subdivision Map, which by this reference is incorporated herein.	General Conditions	All	
5. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General Conditions	All	
6. The Applicant shall pay the City's actual costs of providing entitlement processing Plan review, Final Map review, GIS, administrative fee, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.	General Conditions	All	
7. The Specific Development Plan/Permit shall be subject to those provisions set forth in the amended General Development Plan for the Plan Area, adopted by Ordinance No ____.	General Conditions	Community Development Department	
8. The conditions of approval for the Tentative Maps supersede any and all conflicting notations, and information which may be shown on said Maps.	General Conditions	All	
9. All improvements and construction within the project shall be consistent with the Meadowlands Tentative Subdivision Maps and the Meadowland General Development Plan.	Prior to Improvement Approval	Community Development Department & City Engineer	



Condition	Timing	Department	Status
10. One or more residential small lot maps may be approved subsequent to the approved Large Lot Final Subdivision Map.	Prior to Final Map Approval	Community Development Department & City Engineer	
11. The Applicant shall provide design and construction of all improvements conforming to the City of Lincoln Municipal Code, Section 17, Design Criteria and Procedures Manual and Public Facilities Improvement Standards, or as modified by these Conditions of Approval, or as approved by the City Engineer and/or Community Development Director	Prior to Improvement Approval	Community Development Department & City Engineer	
<b>PHASING **</b>			
12. ** The Tentative Subdivision Map allows for the project to be developed in phases. The phasing shall be consistent with the exhibits dated July 22, 2016, to the satisfaction of the City Engineer: Large Lot #1 Development Phase Requirements, Large Lot #3 Development Phase Requirements, Large Lot #4 Development Phase Requirements, and Large Lot #6 Development Phase Requirements.	Prior to Improvement Approval & Final Map Approval	Community Development Department & City Engineer	

Condition	Timing	Department	Status
<p>13. ** For the phase that designs &amp; constructs Gladding Parkway:</p> <ul style="list-style-type: none"> <li>From C St. to East Ave. the improvements shall include: street improvements with curb and gutter within the right of way, median planter curbs and landscaping and City utilities. Street improvement on both sides of the street: sidewalks, street lights, and landscaping between curb and sidewalk. The landscaping behind the sidewalk and the soundwall shall be designed and constructed with the adjacent internal subdivision improvements.</li> <li>From C St. to the west edge of the project the improvements shall include the south side path and street lights. The remainder of the street improvements for this segment of Gladding Parkway shall be designed and constructed with the Large Lot 6 (Multi-Family) phase. The soundwall on the south side and landscaping between the soundwall and the path shall be designed and constructed with the Large Lot 3 and 4 phase subdivision improvements.</li> </ul>	<p>Prior to Improvement Approval &amp; Final Map Approval</p>	<p>Community Development Department &amp; City Engineer</p>	

14.	<p><b>** For the phase that designs and constructs East Avenue widening from 12th St. to 9th Street:</b></p> <ul style="list-style-type: none"> <li>The improvements shall include the street widening and any necessary utility relocation and City utilities, street lighting, sidewalk, and landscaping between the back of curb and the sidewalk. The landscaping behind the sidewalk and the soundwall shall be designed and constructed with the Large Lot 3 and 4 phase subdivision improvements.</li> <li>The 9th street closure shall be completed with the first Large Lot phase to be constructed. The utility stubs and surface improvements shall to the satisfaction City Engineer.</li> </ul>	Prior to Improvement Approval & Final Map Approval	Community Development	
15.	<p><b>** For the phase that designs and constructs 12th Street widening &amp; extension from East Ave. to C Street:</b></p> <ul style="list-style-type: none"> <li>Along the school frontage, the improvements shall include: the street widening, street lighting, sidewalk, and utilities, and existing street reconstruction. On the south side, the landscaping behind the sidewalk and the private fence shall be designed and constructed with the Large Lot 3 phase subdivision improvements.</li> <li>West of the school, improvements shall include: curb, gutter and sidewalk and street lights both sides, and street improvements and utilities. On the south side, the landscaping behind the sidewalk and the private fence shall be designed and constructed with the Large Lot 3 phase subdivision improvements.</li> </ul>	Prior to Improvement Approval & Final Map Approval	Department & City Engineer	

16.	<p><b>** For the phase that designs and constructs 9th Street widening:</b></p> <ul style="list-style-type: none"> <li>Along 9th Street between “A” Street and “C” Street, the improvements shall include the street widening and reconstruction, removal of valley gutters, utilities, street lighting, sidewalk north side, and landscaping between the back of curb and the sidewalk on the north side of 9th Street. The landscaping behind the sidewalk and the wood fence shall be designed and constructed with the Large Lot 4 phase subdivision improvements.</li> <li>Along 9th Street between “C” Street and “D” Street the improvements shall include the street widening construction, street lighting, utilities, curb and gutter on both sides, sidewalk on the north side, and landscaping between the back of curb and the sidewalk. The landscaping behind the sidewalk and the wood fence shall be designed and constructed with the Large Lot 4 phase subdivision improvements.</li> </ul>	Prior to Improvement Approval & Final Map Approval	Community Development Department & City Engineer	
17.	<p><b>** For the phase that designs and constructs C Street:</b></p> <ul style="list-style-type: none"> <li>From 12th St. to Gladding Pkwy: the improvements shall include utilities and full width street including curb, gutter and sidewalk on the east side, curb, gutter and an attached 10-foot path on the west side, and street lights on both sides of the street.</li> <li>From Gladding Pkwy to 9th St.: For other than Large Lot 4 phase, the improvements shall include utilities and temporary pavement to the satisfaction of the City Engineer. For Large Lot 4 phase, improvements are standard full street, utilities, and street lights.</li> </ul>	Prior to Improvement Approval & Final Map Approval	Community Development Department & City Engineer	

<p>18. ** For the Phase that designs and constructs a portion of the Driveway between 12<sup>th</sup> Street to the end of the Ashwood Way cul-de-sac:</p> <ul style="list-style-type: none"> <li>• Design and construct the driveway from 12<sup>th</sup> Street to the water quality pond with the design and construction of the Pond. This phase of the driveway maybe a reduced cross section of 12-foot wide pavement including 2-foot AB shoulders with roadside ditches.</li> <li>• Design and construct the driveway and Path/Trail with the full cross section, with the design and construction of the park site or design and construction of Large Lot 1.</li> </ul>	<p>Prior to Improvement Approval &amp; Final Map Approval</p>	<p>Community Development Department &amp; City Engineer</p>	
<p>19. ** For the Phase that designs and constructs the Park:</p> <p>The Applicant shall design the park, including park driveway, to the satisfaction of the City Engineer and Community Development Director. The Park-plans, including park driveway, shall be approved by the City prior to the issuance of the 70<sup>th</sup> single-family residential building permit within the Meadowlands phases. Prior to the issuance of the 95<sup>th</sup> single-family residential Building Permit within the Meadowlands Phases, the Applicant shall start construction of the park (Large Lot 9). The park shall be completed prior to the issuance of the 140<sup>th</sup> single-family residential Building Permit. The Applicant will pay park fees for all residential units in the project, as set forth in Condition 65, but shall receive for each single family residential building permit in the project a PFE credit against the PFE park fee to reflect the project's neighborhood park being constructed by the project Applicant, as set forth in this Condition.</p>	<p>Prior to Improvement Approval &amp; Final Map Approval</p>	<p>Community Development Department &amp; City Engineer</p>	

	<b>DEVELOPMENT STUDIES/MITIGATION</b>			
20.	The Applicant shall provide a water study with the 1st submittal of Improvement Plans to be reviewed and approved by the City Engineer. The water study shall evaluate the existing and proposed water system, and demonstrate that all existing and proposed systems are adequate to serve the project and conform to City standards, to the satisfaction of the City Engineer. The project shall provide appropriately-sized stubs for future connection of adjacent properties within the project and adjacent rights-of-way and provide oversizing of the project water mains as defined in the aforementioned water study.	Submit with Initial Submittal of the Improvement Plans for Approval	Community Development Department & City Engineer	
21.	The Applicant shall provide a sewer study with the 1st submittal of Improvement Plans to be reviewed and approved by the City Engineer. The sewer study shall evaluate the capacity of the existing and proposed sewer lines, and demonstrate that all existing lines and proposed lines have adequate capacity and conform to City standards, to the satisfaction of the City Engineer. The project shall provide appropriately-sized stubs for future connection of adjacent properties within the project and within the adjacent rights-of-way and provide adequate capacity in the project sewer lines as defined in the aforementioned sewer study.	Submit with Initial Submittal of the Improvement Plans for Approval	Community Development Department & City Engineer	



22.	The Applicant shall provide a drainage study with the 1st submittal of Improvement Plans to be reviewed and approved by the City Engineer. The drainage study shall include an analysis that demonstrates that the proposed drainage system (including both permanent and temporary facilities) and the existing system receiving the project drainage have adequate capacity to conform to City standards. The project shall plan to provide appropriately-sized stubs for future connections of adjacent properties within the project and adjacent rights-of-way and provide adequate capacity in the project drainage lines, channels, detention basins and water quality features for ultimate buildout of all current drainage shed areas.	Submit with Initial Submittal of the Improvement Plans for Approval	Community Development Department & City Engineer	
23.	The Applicant shall provide a Storm Water Quality Plan with the 1 <sup>st</sup> submittal of the improvement plans. The plan shall comply with the West Placer Storm Water Quality Design Manual and the State MS4 permit or current State requirements.	Submit with Initial Submittal of the Improvement Plans for Approval	Community Development Department & City Engineer	
24.	With each phase of development, the Applicant shall submit a soils report prepared by a soils engineer for the development including the park site. The report shall identify any grading and/or foundation soil problems on the lots and recommend any necessary corrective action to be taken. The reports shall be submitted with the Grading Permit or Improvement Plans whichever occurs first. The reports shall include sub-grade soil evaluation for roadway design and provide suggested structural road sections.	Submit with 1 <sup>st</sup> Submittal of Improvement plans	Community Development Department & City Engineer	
25.	The Applicant or future developer shall purchase all required environmental mitigation credits required under the Applicant's 404 permit prior to the start of construction of subdivision improvements.	Prior to Improvement Approval	Community Development Department & City Engineer	

26.	The Applicant shall provide the City with a copy of the approved 404 Permit and a 401 Certification to the Community Development Department.	Prior to Improvement Approval	Community Development Department	
<b>TRANSPORTATION/STREET IMPROVEMENT</b>				
27.	<p><b>**</b> The applicant shall design and construct the streets consistently with the Meadowlands Preliminary Street Section exhibits attached to the Tentative Subdivision Maps. The exception to the Preliminary Street Sections is the following: Gladding Parkway along the Multi Family Large Lot 6:</p> <p>The Multi-Family Large Lot 6 phase Applicant shall design and construct Gladding Parkway from C St. to the western Meadowlands boundary. The Gladding Parkway north side right-of-way shall be at the back of curb and gutter. The seven foot sidewalk shall be attached to the curb with street lights behind the back of sidewalk. The Multi-Family Lot Applicant shall dedicate a 12.5 foot municipal use easement (M.U.E.) from the back of curb to the north (which will include the sidewalk). This portion of Gladding Parkway is also eligible for PFE credit.</p>	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
28.	The Applicant shall pay to the City at each single family residential building permit in the project an in-lieu fee of \$1,450 for the City to use to reconstruct "A" Street and "C" Street between 9 <sup>th</sup> Street and 7 <sup>th</sup> Street, which shall include: full depth reclaimed pavement sections, reconstruction of damaged concrete curb and gutter or depressions or highs points, and construction of sidewalk and pedestrian ramps at the 7 <sup>th</sup> Street and 8 <sup>th</sup> Street intersections with "A" Street and "C" Street.	Prior to each single family building permit	Community Development Department	

29.	** All Large Lot phases are required to design and construct 12th Street improvements, from East Ave. to C St. These street improvements shall include full reconstruction of street (along the school frontage) and standard drainage improvements (from East Ave. to C St.), in addition to other improvements identified in the phasing condition. In addition to the permanent drainage system in the street, a temporary drainage system may be needed due to the phasing of the downstream drainage infrastructure. Temporary drainage or a redesign drainage system shall require approval of the City Engineer.	Prior to all Large Lot Phases Improvement Plan Approval & Construction	Community Development Department & City Engineer	
30.	** The closure of 9th Street between "A" Street and East Avenue shall be completed with the first Large Lot phase of development. The design details for stubbing utilities out of the East Avenue and surface improvements necessary to close 9 <sup>th</sup> Street shall be to the satisfaction of the City Engineer for each phase of construction.	Prior to 1 <sup>st</sup> Large Lot #3 or #4 Improvement Plan Approval & Construction	Community Development Department & City Engineer	
31.	**The following traffic indexes (TI) shall be used for roadway design: Minor Residential TI = 6.0 Primary Residential TI = 6.5 Gladding Parkway/East Ave. TI = 9.0 Emergency Access TI = Recom'd by soils engr./ acc'd by City Trail TI = 4.5	Prior to all Improvement Plan Approval	Community Development Department & City Engineer	
32.	**The Applicant shall install stop signs and legends at the intersections of Gladding Parkway/East Avenue, and "C" Street and 12 <sup>th</sup> Street/East Avenue when warranted by study prepared by the Applicant and approved by the City Engineer.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	

33.	** Permanent emergency vehicle access points, (E.V.A.) shall be constructed in a minimum 20-foot wide easement with 12-foot wide or as approved by the Fire Department and Community Development Department, pavement and aggregate base and 2-foot wide aggregate base shoulders. The project has two EVA's, the first at East Avenue at 9th Street intersection included with the 9th Street closure (See Street sections) The second at the end of Court I, if the cul-de-sac exceeds 500-feet in length per the Design criteria. The Structural section shall be determined during design. Gates, if installed in the easement, shall swing in the direction of travel and shall not impede access. A Knox Company padlock shall be provided on all easement gates.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
34.	** The Applicant shall provide a signal warrant study to determine when traffic signal will be required at 12th Street /East Avenue and Gladding Parkway/East Avenue, if not completed by others. If either or both of these signals are constructed by the Applicant, the costs of such signal construction shall be entitled to Transportation PFE credits.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
35.	Traffic striping, markings and signing shall be provided as required by the City's then current Standards and Specifications. A striping plan shall be submitted to the City Engineer for approval with each phase of Improvement Plans.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
36.	** The Applicant shall design and construct ADA compliant ramps on new and existing street intersections at 12 <sup>th</sup> Street (north side of the street) and 9 <sup>th</sup> Street (south side of the street) to allow movement of bicycles from sidewalks to on-street bike lanes where bike/trail routes merge with frontage sidewalks.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	

37.	** The Applicant shall design and construct East Ave widening at 9 <sup>th</sup> Street as required by the Community Development Department as shown on the conceptual improvement plans. All widening designs shall be approved by the City Engineer and Community Development Department during the review and approval of Improvement Plans.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
38.	Street and park names shall be reviewed and approved by the City. The applicant shall work with the City to determine appropriate names to be incorporated into street names as feasible.	Prior to Improvement Plan and Final Map Approvals	Community Development Department & City Engineer	
<b>UTILITIES</b>				
39.	** The Preliminary Utility Plan exhibits dated July 22, 2016, are conceptual and shall be updated by the technical studies for sewer, water and drainage, required for each Lot phase. The improvement plans for each lot phase shall incorporate the final sewer, water and drainage study findings, to the satisfaction of the City Engineer.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
40.	** The Applicant shall TV the 21-inch sewer collector in 9th Street. The Applicant shall propose any rehabilitation, for review and approval of the City Engineer, The Applicant shall design and construct with the new street construction and reconstruction.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	

41.	The Applicant shall design and construct water sampling stations at locations approved by the City Engineer to allow for sampling of the water supply system, pursuant to the State of California and the City of Lincoln standards.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
42.	<b>**</b> The Applicant shall design and construct a water transmission main connected to the existing 24-inch in 12th Street, as a primary water supply from which the requirements of a looped water system for phasing, may be satisfied. The size and location of the new water transmission main shall be to the satisfaction of the Community Development Department. The route of the 24-inch water main shall be west on 12th Street to "C" Street, "C" Street to Gladding Parkway (Multi Family frontage), west on Gladding Parkway to the project property line. Per the 2012 PFE Study, effective May 14, 2012 under the water section, W-19b2 shall credit for distribution main diameter over 16-inches. Construction of the portion of the 24-inch water line west of the intersection of Gladding Parkway and Ashwood Way (i.e. fronting the multiple family residential parcel) shall be deferred until such time as the multiple family parcel develops.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
43.	The Applicant shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	



<b>STORM WATER QUALITY/GRADING/DRAINAGE</b>			
44.	The design, maintenance, inspection , and reporting of all storm water systems, devices, and treatment systems by the Applicant/HOA shall be in compliance with the State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ National Pollutant Discharge Elimination System Permit Phase II Municipal General Permit No. CAS000004, Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems and any design guidance developed by the City.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer
45.	The Applicant shall submit a post construction Erosion Control Plan and SWPPP for each phase of construction for City approval. The Plan shall include Best Management Practices (BMP's) to minimize and control the level of pollutants in storm water runoff released to off-site receiving waters. Specific techniques may be based upon geotechnical reports and shall comply with the adopted City standards.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer
46.	The Applicant shall submit a post construction Storm Water Quality Plan with the project drainage study with the 1 <sup>st</sup> submittal of improvements plans. The project shall comply with the West Placer Storm Water Quality Design Manual, the City Ordinance, California MS4 permit requirements or any other State mandated requirements.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer
47.	For projects or development applications less than 1 acre, the Applicant shall submit an erosion control program with Improvement Plans to the City for review and approval and shall implement the approved Plan. The Plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse of disposal and re-vegetation. Specific techniques may be based on geotechnical reports, and shall comply with the then current City standards. During construction of any portion of phase of the project, no disturbed areas shall be left exposed for extended periods of time. The City Engineer will determine the timing and extent of re-vegetation required during approval of Subdivision Improvement Plans.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer

48.	The project with each phase shall include adequately sized and properly aligned culverts at all drainage-way crossings. Culvert sizes must meet the design requirements and be approved by the City Engineer. Culvert alignment shall match the directional trend of the natural channel as closely as possible at both the upstream and downstream sides of the natural swale.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
49.	Design and construct temporary culverts over natural channels for any stream crossings used during the construction phase. Construction equipment and vehicles must not cross streams without a proper temporary culvert crossing.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
50.	In accordance with the City's then current standards, no disturbed surface or soil shall be left standing through a winter season without erosion control measures, such as re-vegetation of exposed slopes. Temporary erosion control measures (such as silt fences, staked straw bales, etc.) shall be employed at the base of disturbed slopes until re-vegetation is established.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
51.	Design and construct energy dissipaters where drainage outlets discharge on erodible soil or into natural drainage ways. Temporary dissipaters may be used for temporary storm runoff outlets during construction phase, permanent dissipaters shall be included for permanent pond outlets and the existing 60-inch diameter though drain outlet, unless the Erosion Control Plan indicates the conditions that render it unnecessary (subject to the approval of the Community Development Department and City Engineer).	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
52.	Locate and properly abandon under permit to the Placer County Environmental Health Department all septic systems and wells, prior to map recordation. Prior to abandoning any existing agricultural wells, the Applicant shall use water from the agricultural wells for grading and construction of the project or its phases.	Prior to Improvement Plan Approval, Construction, and Final Map	Community Development Department & City Engineer	

<p>53. ** The existing berm constructed on Large Lot 5 has an existing 8-inch diameter drainage system discharging at the north end of the berm and day-lighting in future small Lot 4 of Large Lot 4 phase. The berm drainage system outfall shall be designed to connect to the new drainage system for this area to the satisfaction of the City Engineer; by either the Large Lot 3 or 6 (Multi Family) phase whichever is the first phase to be developed.</p>	<p>Prior to Improvement Plan Approval &amp; Construction</p>	<p>Community Development Department &amp; City Engineer</p>	
<p>54. ** The Applicant shall design and construct an asphalt maintenance access road from the park driveway (in Large Lot 7) to the water quality pond. The maintenance road shall extend to all pond discharges, entrance drain pipes into the pond and both weir structures. The maintenance road shall be a 12-foot wide paved section with 2-foot AB shoulders. The maintenance road turnarounds are required for maintenance truck turns. An all-weather surface for the balance of the maintenance road may be required. The above requirements shall be to the satisfaction of the City Engineer. (See phasing section for additional information)</p>	<p>Prior to Improvement Plan Approval &amp; Final Map Approval</p>	<p>Community Development Department &amp; City Engineer</p>	
<p><b>FLOOD PLAIN/WETLANDS</b></p>			
<p>55. The Applicant shall prepare prior to each phase of Improvement Plan submittal a detailed analysis of the designated 100-year floodplain in the project area to determine the flood-prone areas and base flood elevations, if not already available. Floodplain elevations must be determined prior to the approval of a Final Subdivision Map. The Applicant shall be responsible for any costs associated with the need to file requests to FEMA for map changes, i.e. CLOMR or LOMR, subject to any third party reimbursement as may exist. The Applicants shall provide all data and mapping necessary to amend the City's FEMA mapping and fund all requests for amendments.</p>	<p>Prior to Improvement Plan Approval &amp; Construction</p>	<p>Community Development Department &amp; City Engineer</p>	

56.	Any proposed facilities to be located in flood-prone areas must be constructed in conformance with City standards, Specific Plan and/or FEMA criteria for floodplain development, including requirements that urban development not alter the base flood elevation as shown in the Markham Ravine and South Lincoln Master Drainage Plan and the Markham Ravine LOMR.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
<b>FIRE</b>				
57.	The final design, layout, pipe diameter, and line capacity of water and hydrant systems will be subject to approval of the City Engineer in consultation with the Fire Chief prior to start of any phase of underground utility construction.	Prior to Improvement Plan Approval	Community Development Department, City Engineer, & Fire Department	
58.	The final placement of fire hydrants shall be subject to the approval of the Fire Chief during the review of Improvement Plans and consistent with the then applicable improvement standards for the City.	Prior to Improvement Plan Approval	Community Development Department, City Engineer, & Fire Department	
59.	Consistent with the locations provided in the approved Tentative Map, emergency vehicle access ways and pedestrian connections will be reviewed with Improvement Plans and be approved by the Fire Department, Community Development Department, and City Engineer.	Prior to Improvement Plan Approval	Community Development Department, City Engineer, & Fire Department	

<b>TRAILS / PARKS / OPEN SPACE</b>			
60.	The City will require park lands to be suitable for the construction of active recreational park, generally free from conditions or resources that would limit such development.	Prior to Improvement Plan Approval	Community Development Department & City Engineer
61.	In conjunction with the construction of each phase of development, the Applicant shall design and construct all on-street and off-street pedestrian/ paths/trails and NEV lanes with each phase. Plans for such trails shall be submitted to the City for approval in conjunction with Subdivision Improvement Plans for that phase. The City retains the right to request the completion of on-site paths/trails that extend outside any one phase of development, or make adjustments to its location, if the City determines that it is reasonably necessary in the interest of safety, public recreational needs or to reach a logical termination point to complete a trail or to connect it to another trail system. Trail requirements shall be consistent with Infrastructure Master Plan.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer

<p>62. The Applicant shall prepare Improvement Plans and construct improvements for the dedicated landscape corridors, paths/trails and other open space facilities, according to the approved Tentative Map, Large Lot phasing development requirements, and to the satisfaction of the City Engineer. Landscape and Path/Trail plans shall be approved with the Public Improvement Plans.</p> <p>The following specifications shall be applied to paths/trails in the project:</p> <ul style="list-style-type: none"> <li>• Trails must be located to the satisfaction of the City Engineer, consistent with the Amended General Development Plan and 404 permit as applicable.</li> <li>• Provide a striped pedestrian crossing for the path/trail system when it crosses a public right-of-way.</li> <li>• Applicant shall install all required signage for the path/trail.</li> <li>• Applicant shall install post and cable fencing adjacent to open space lots</li> <li>• The Path/Trail may be phased for the driveway construction from 12<sup>th</sup> Street to Ashwood Way cul-de-sac per Driveway Phasing condition above</li> </ul>	<p>Prior to Improvement Plan Approval &amp; Construction</p>	<p>Community Development Department &amp; City Engineer</p>	
<p>63. ** The Applicant shall install all perimeter fencing or repair all the existing fences long the subdivision boundary to the satisfaction of the Community Development Department and City Engineer, except for the west boundary of the School site.</p>	<p>Prior to Improvement Plan Approval &amp; Construction</p>	<p>Community Development Department &amp; City Engineer</p>	
<p>64. ** Any monument signs for this subdivision shall be attached to the masonry sound wall.</p>	<p>Prior to Improvement Plan Approval</p>	<p>Community Development Department &amp; City Engineer</p>	



65.	The Applicant shall comply with Municipal Code section 17.32 regarding Park Dedication and Fees. The Applicant shall be required to dedicate park land, prepare design improvement plans, construct park, and pay fee at Building Permit stage based upon each project phase's park development requirement per the approved phasing plan and subject to Condition 19 above confirming that the applicant shall receive for each single family residential building permit in the project a PFE credit against the PFE park fee to reflect the project's neighborhood park being constructed by the project Applicant, as set forth in this Condition.	Prior to Improvement Plan Approval & Building Permit	Community Development Department & City Engineer	
66.	<p>** Applicant shall design and construct open fencing along all open space, consistent with the General Development Plan, constructed in accordance with Plans and specifications approved by the City Engineer or designed and constructed as identified in the Army Corps of Engineers approved Open Space Management Plan.</p> <ul style="list-style-type: none"> <li>• Post and cable fencing around the open space boundary of the Large Lot 10 and around the wetlands in the Large Lot 7</li> <li>• Tubular view fencing along the rear of the residential property line adjacent to the open space</li> </ul>	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
67.	** Large Lot 8 and 10, Open Space Lot and Meadowlands Preserve Lot respectively, shall be dedicated to the City after the completion of construction of the last development phase, or at a time acceptable to the City Engineer.	Subsequent to Last Phase of Construction	Community Development Department & City Engineer	
68.	** In Large Lots 7 and 9, the Applicant shall design and construct a meandering 10-foot wide asphalt path/trail, with 2' shoulders, drainage swales, and wetland delineation fencing (post and cable).	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	

69. ** The Applicant shall design and construct on the Large Lot 9 Park: two ADA compliant parking spaces with sidewalk access to all park facilities, the path/trail and park driveway connecting Ashwood Way and to 12th Street.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	
<b>LANDSCAPING</b>			
70. The Landscaping Plans shall include drought tolerant, low maintenance vegetation landscaping and specifications for landscaped corridors/landscaped medians, and the park site, prepared by a registered landscape architect. The Plans shall to be the satisfaction of the Community Development Department, City Engineer and the Public Services Director. The Plans shall be consistent with the General Development Plan and should blend the project into its natural environment and reflect a design which is sensitive to water use, fire hazards, wildlife and view sheds. The Plans shall include but not be limited to: planting plans, species lists suited to Lincoln's climate and soil conditions, Irrigation Plans and water usage calculations consistent with AB 1881 regarding water conservation, backflow devices for potable water uses, stabilization measures for cut and fill slopes, soil preparation methods.	Prior to Landscape Plan Approval	Community Development Department & City Engineer	
71. All small lot subdivisions, prior to the recordation of a final map, shall be required to submit a master tree list planting plan for the residential development setting forth front yard trees in accordance with the adopted General Development Plan.	Prior to Each Small Lot Final Map Approval	Community Development Department & City Engineer	
72. The Applicant shall comply with the City of Lincoln Tree Preservation Ordinance.	Prior to Improvement Plan Approval & Construction	Community Development Department & City Engineer	

LIGHTING/DESIGN			
<p>73. A Street Lighting Master Plan for Large Lot 3 and 4 shall be submitted to the City with Improvement Plans. For other Large Lot phases, a street lighting plan shall be submitted. All street lights shall be LED and Smart Metered to the satisfaction of the City Engineer. Street light poles where located in public right-of-way and maintained by City, shall be concrete and/or to the satisfaction of the City Engineer. All street lights shall be in accordance with the General Development Plan and to the satisfaction of the City Engineer. The selection of the lights and design of the lighting system shall be reviewed and approved by the Community Development Department and City Engineer. Streetlights and similar fixtures shall be directed away from residences.</p>	<p>Prior to First of Improvement Plan Approval for Large Lot 3 or 4 Phase</p>	<p>Community Development Department &amp; City Engineer</p>	
<p>74. All private exterior lighting and parking lot lighting is to be uniform or complementary throughout the project. Parking lot or similar lighting shall be directed away from residential areas. Natural screening, such as trees, should be used to block areas of high intensity lighting. Private exterior lighting to be provided for all access driveways, parking areas and walkways so as to facilitate protection of private property and safe pedestrian movement within the project site. Such lighting shall be accomplished in such a manner as not to illuminate adjacent properties or street to the satisfaction of the of the Community Development Department and City Engineer Detailed Construction Plans depicting the location and type of all lighting fixtures to be submitted and approved by the Building, Planning, and Police Department as part of the Construction Plans.</p>	<p>Prior to Improvement Plan Approval</p>	<p>Community Development Department &amp; City Engineer</p>	

<p>75. The Applicant shall review options with Community Development staff to minimize visual impacts and reduce monotonous of the sound walls and design and construct landscape corridor walls of masonry construction using graffiti resistant materials. Wall design and materials shall be subject City's approval and according to the design standards in the General Development Plan and noise mitigation.</p>	<p>Prior to Improvement Plan Approval</p>	<p>Community Development Department &amp; City Engineer</p>	
<p><b>IMPROVEMENT PLAN NOTES</b></p>			

<p>76. Dust control measures shall be established prior to construction of any phase of development pursuant to the requirements of the Mitigation Monitoring Plan. Additional dust control measures may be required by the City based upon site conditions.</p> <p>The following note shall be added to the Grading and/or Improvement Plans:</p> <p>“To minimize dust/grading impacts during construction the Applicant shall:</p> <ul style="list-style-type: none"> <li>a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.</li> <li>b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.</li> <li>c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.</li> <li>d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.</li> <li>e. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions.</li> <li>f. The grading shall comply with the Mitigation Monitoring Program.”</li> </ul>	<p>Prior to Improvement Plan Approval</p>	<p>Community Development Department &amp; City Engineer</p>	
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77.	<p>A note shall be added to the Grading Plans that states:</p> <p>“Prior to the commencement of grading operations, the contractor shall identify the site where the deficit earthen material shall be borrowed. A report issued by a geotechnical engineer shall be submitted to verify that the imported materials are suitable for project fill. If the borrow site is within the City of Lincoln, the contractor shall show proof of all approved Grading Plans. Haul routes to be used shall be approved by the City Engineer.”</p>	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
78.	<p>A note shall be added to the Improvement Plans:</p> <p>“Construction in the project shall take place between the hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, unless written approval is granted by the Community Development Department allowing work for different days or hours.”</p> <p>“Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained on-site.”</p>	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
79.	<p>A note shall be added to the Improvement Plans:</p> <p>“All contractors are required to deliver all construction related refuse collected in debris boxes to the Western Placer Waste Management Authority Material Recovery Facility. The City reserves the right to require that a franchise agreement be approved with any refuse handler at any time during the construction process.”</p>	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
80.	<p>A note shall be added to the Improvement Plans:</p> <p>“Seventy-two (72) hour notification must be given to the City of Lincoln prior to disinfection of any water mains. The contractor shall call the Public Services Department at 434-2450 to schedule disinfection and testing.”</p>	Prior to Improvement Plan Approval	Community Development Department & City Engineer	

81. A note shall be added to the Improvement Plans:  “The Applicant shall submit Environmental surveys in compliance with the mitigation measures. The Applicant shall secure Community Development Department (Planning) approval that surveys are adequate and mitigation measures are incorporated into the Plan prior to start of any on-site construction.”	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
82. A note shall be added to the Improvement Plans:  “The Applicant shall require their contractors to work with the Police Department in the development of security measures during construction to increase security of stored equipment and materials on-site and to minimize demands on police protection services during project construction.”	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
83. A note shall be added to the Improvement Plans:  “All construction contractors shall provide a Spill Prevention and Counter Measure Plan describing measures to insure proper collection and disposal of all pollutants handled or produced on the project site during construction, including sanitary wastes, cement, and petroleum products per the approved SWPPP. The Plan shall be submitted to the City’s Fire Department and Community Development Department prior to each phase of construction.”	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
84. ** Add the following note to the Improvement Plans, to the satisfaction of the City Engineer:  “The existing stub street of Ashwood Way shall remain closed to any construction traffic. The existing 4-foot four strand wire fence and metal gate shall remain in place to the satisfaction of the City Engineer”.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	



GRADING				
85.	The Applicant shall submit Blasting Plans (if required) for review and approval by the City Engineer prior to commencing any on-site blasting activities. At a minimum, the Plan is to include a description of the work to be accomplished, a statement of the necessity to accomplish the work, a description of alternatives to blasting considered but rejected, a description of steps taken to avoid hard rock areas, safety measures to be implemented. The Plan is to coordinate blasting activities with the Police, Community Development Department, and Fire Departments and specify the time and duration proposed for the activity. The Applicant shall provide 72 hours notification to the above Departments of any scheduled blasting.	Prior to Improvement Plan Approval & Construction	Community Development Department, City Engineer, Police Department., & Fire Department	
86.	The Applicant shall provide a grading and erosion control security in accordance with the City of Lincoln Design Criteria and Procedures Manual.	Prior to Start of Construction	Community Development Department & City Engineer	
87.	Flagging, fencing, signage, and other devices shall be installed prior to grading on-site. Fence locations shall be to the approval of the Community Development Department and shall require inspection prior to start of grading. Fencing should not be removed unless written approval is obtained from the Community Development Department.	Prior to Start of Construction	Community Development Department & City Engineer	
88.	Trees removed during site grading and construction shall be disposed of by means other than landfill or burning.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	

89.	The applicant is authorized to remove the approximate 14-inch oak on Lot "H" subject to the City's standard oak tree mitigation requirements at the time of development of Lot.	Prior to Improvement Plan Approval	Community Development Department & City Engineer	
<b>FINAL MAP</b>				
90.	The Applicant shall submit Joint Trench Plans for review by City Engineering	Prior to Final Map Approval for Each Phase	Community Development Department & City Engineer	
91.	Prior to the approval of each Final Map, the Applicant shall enter into a standard City Subdivision Agreement with the City identifying the public improvements, if any, to be constructed with each phase. The Applicant shall provide security, in one of the standard forms acceptable to the City Attorney and consistent with the Subdivision Map Act guaranteeing construction of the improvements. The City may accept proceeds from any bond sale for security in the manner authorized by Government Code Sections 66462(a)(2)(b) and 66499.5.	Prior to Final Map Approval for Each Phase	Community Development Department & City Engineer	
92.	<p>The Applicant shall provide to the Community Development Department copies of the Final Maps for each phase after the City Engineer's approval but prior to City Council approval:</p> <ul style="list-style-type: none"> <li>Two digital copies of the Final Map in DWG format compatible with the City's mapping and PDF</li> <li>One plot or print of the submittal</li> </ul>	Prior to Approval of Each Final Map	Community Development Department & City Engineer	

93.	Prior to recordation of each final map, the Applicant shall file with the Placer County Clerk, a certificate from the Placer County Tax Collector's Office indicating that no liens against the subdivision or any part thereof exist for unpaid State, County, Municipal or local taxes or special assessments collected with taxes, except those not yet due and payable.	Prior to Recordation of Each Final Map	Community Development Department & City Engineer	
94.	Arrangements shall be made by the Subdivider during the review of Final Maps by the City for the abandonment of any existing easements and/or right-of-way no longer required as well as arrangements for the dedication of new easements and/or rights-of-way required to carry out project conditions of approval. Separate document easements required by the City shall be prepared by a licensed land surveyor and submitted for review by the Community Development Department.	Prior to Approval of Associated Final Map or Improvement Plans	Community Development Department & City Engineer	
95.	The Landowner shall convey all groundwater rights to the City of Lincoln with the recordation of any Final Maps.	Prior to Approval of Each Final Map	Community Development Department & City Engineer	
96.	The Owner shall dedicate public utility easements for underground facilities of a size established by City Standards and Specifications and consistent with the City's franchise agreements as part of each Final Map.	Prior to Approval of Each Final Map	Community Development Department & City Engineer	
97.	Dedicate rights of ways and easements for public improvements required to serve the lots shown on the Small Lot Final Map/s and construct those improvements, including landscaping, or enter into a subdivision agreement with bonds, pursuant to Lincoln Design Criteria and Procedures Manual, to the satisfaction of the City Engineer.	Prior to Approval of Each Final Map	Community Development Department & City Engineer	

98. The words “traffic control appurtenances” shall be included in the list of utilities allowed in public easements (PUE’s) located along public roads.	Prior to Approval of Each Final Map	Community Development Department & City Engineer	
99. The Applicant shall form or annex to a Drainage Maintenance Assessment District if deemed necessary by the City Engineer to provide for the project’s proportionate share of annual maintenance and operation costs of the City’s retention facilities.	Prior to Approval of Each Final Map	Community Development Department & City Engineer	
100. As set out in the City’s Public Facilities Element Fee (PFE program) the project is subject to Infrastructure and Capital Facility Impact Fees categories including but not limited to the following: <ul style="list-style-type: none"> <li>• Transportation Fee</li> <li>• Park</li> <li>• Public Safety</li> <li>• Open Space</li> <li>• Solid Waste</li> <li>• Library</li> </ul>	Prior to Approval of Each Final Map	Community Development Department, City Engineer, & Support Services	
101. ** The PFE Fee Study effective May 14, 2012 for the City of Lincoln shall apply to the Gladding Parkway improvements for the Meadowlands Tentative Subdivision Map from East Avenue to the west property line of Large Lot 6 (the end of Gladding Parkway). The PFE eligible Parkway improvements are within right of way and lettered lots as described in the PFE Fee Program Cost Update and the satisfaction of the City Engineer.	Prior to Final Map Approval	Community Development Department, City Engineer, & Support Services	

<p>102. Applicant shall provide a funding mechanism for the annual maintenance and operation of public street lights, parks, landscaping, open space, water quality features, storm drain facilities, detention facilities, and traffic signals except those facilities maintained by the HOA. This funding mechanism may consist of a Special Tax or Assessment District, at the discretion of the City. If the project is within a current finance mechanism such as the City's Landscaping &amp; Lighting Assessment District No. 1, Benefit Assessment District No. 1, or CFD an expenditure/revenue analysis should be completed if the number of units or amount of public improvements to be maintained have changed since preliminary approval to ensure the project will cover the costs of the annual maintenance and operation of the public improvements. Compliance with this condition shall be to the satisfaction of the City Engineer. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs. The Applicant shall annex into a public safety CFD as selected by the City at their sole discretion.</p>	<p>Prior to Final Map Approval</p>	<p>Community Development Department &amp; City Engineer</p>	
<p>103. The Applicant shall participate in the planning, design, permitting, right-of-way and construction of public capital facilities of city-wide benefit, including, but not limited to, roadway, drainage, facilities which are either currently included or will be included in City's PFE Master Improvement List. Applicant shall receive credits applicable towards its PFE Fee obligations in amounts equal to the value established in the City's most recently adopted PFE Master Improvement List for Gladding Parkway improvements.</p>	<p>Prior to Each Final Map Approval</p>	<p>Community Development Department, City Engineer, &amp; Support Services</p>	

<p>104. Applicant shall continue to receive the earned PFE Credits until such time as the amount of the credits reaches a zero balance. If the amount of Applicant PFE Credits does not reach a zero balance prior to the issuance of the last Building Permit within the project, the City shall transfer the then existing credit balance to an alternative project in the City that is being built by the Applicant within the City. If a credit balance still remains, City will make reimbursement payments to the Applicant on an annual basis to the extent that City's PFE fee account shows a positive balance at the end of each fiscal year until such time that the Applicant's credit balance is retired. A positive balance will occur when PFE Fees collected are not otherwise committed to finance the construction of other PFE Facilities or used to reimburse other landowners for previously installed PFE Facilities on a first-installed, first-reimbursed basis.</p>	<p>Prior to Final Map Approval</p>	<p>Community Development Department, City Engineer, &amp; Support Services</p>	
<p>105. The Applicant Fee Credits may be applied only to the Non-Critical Component of the PFE Fees, unless the constructed facility is designated as a PFE Critical Facility. For purposes of calculating and applying Applicant PFE Credits, the City shall maintain a single pooled PFE account for roadway, water, wastewater and drainage facilities against which all Applicant PFE Credits for contributing to these facilities may be applied, with the exception of the PFE Critical Facilities. The City shall maintain a separate account for the PFE Community Services Fees.</p>	<p>Prior to Final Map Approval</p>	<p>Community Development Department, City Engineer, &amp; Support Services</p>	

<p>106. The City has identified certain public improvements ("PFE Critical Facilities"), which are also PFE Improvements, for which it is essential that their respective components of the PFE Fee be collected from all development at the time of Building Permit, except as may be deferred to Occupancy Permit consistent with City policy. The Applicant shall pay the City that portion of the PFE Fee that corresponds to the PFE Critical Facilities. If the Applicant constructs a PFE Critical Facility, the fee credits specific to the facility may be applied to the critical component.</p>	<p>Prior to Final Map Approval</p>	<p>Community Development Department, City Engineer, &amp; Support Services</p>	
<p>107. Applicant PFE Credits shall be personal to Applicant, or successor thereto, who pays for the design and/or construction of the applicable PFE Facilities or services, or advances funds with respect thereto. Such Applicant PFE Credits may be assigned to any successor in interest to the property or builder thereon, provided an assignment (Transfer Agreement) shall be delivered to the City for acknowledgement prior to the time such Applicant PFE Credits is used. If no such written assignment is made to a successor in interest to the property, then the City shall charge such successor the full PFE Fee.</p>	<p>Prior Final Map Approval</p>	<p>Community Development Department, City Engineer, &amp; Support Services</p>	
<p>108. Consistent with the PFE Policies, the project may be subject to paying a third-party reimbursement for public improvements constructed by other project proponents within the project boundaries. The amounts of the third-party reimbursements shall be calculated by the City if not agreed to by the parties.</p>	<p>Prior to Final Map Approval</p>	<p>Community Development Department, City Engineer, &amp; Support Services</p>	

109. The Applicant, with the assistance of the Fire Department and Community Development Department, shall develop a Wildland Fire Management Program. The Plan shall provide for the maintenance of undisturbed vegetation in open space areas located on the project site on an annual basis and be submitted to the City Police/Fire Department for approval prior to the recordation of any Small Lot Final Maps.	Prior to the Approval of any Small Lot Final Maps	Community Development Department, Police Department, & Fire Department	
110. In the event the project utilizes private Covenants, Conditions & Restrictions (CC&R's) a copy of the CC&R's shall be provided by the applicant to the City Attorney and Community Development Department for review and approval prior to recordation of any small lot Final Map.	Prior to Each Final Map Approval	Community Development Department & City Attorney	
111. In the event that Homeowner Associations (HOA's) are established for the project, the Applicant shall be responsible for all cost of establishing the HOA and initial funding for its operation. The HOA responsibilities for ownership, operation, repair, maintenance, inspection and reporting shall be delineated in the formation documents. Facilities to be owned and maintained by the HOA shall be identified on each Final Map and set of Improvement Plans. Applicant shall grant an easement to the City on the Final Maps for access and inspection of all facilities to be owned by the HOA. Once approved by the City as to form and content, the CC&Rs shall be recorded and may not be amended or rescinded without first obtaining approval from the Community Development Department and City Attorney.	Prior to Each Final Map Approval	Community Development Department & City Engineer	
112. ** The Large Lot Tentative Map shows Large Lot 9 as one Lot on both sides of the public park driveway containing 2.2 gross acres and 1.98 net acres (excludes driveway). The Small Lot Final Subdivision Map shall be consistent with the Large Lot Tentative Subdivision Map and combine Lot G and F into one lot containing 2.2 gross acres.	Prior to Final Map Approval	Community Development Department & City Engineer	



113. ** The Large Lot Tentative Map shows Large Lot 7 as one Lot on both sides of the public park driveway containing 4.07 gross acres and 3.53 net acres (excludes driveway). The Small Lot Final Subdivision Map shall be consistent with the Large Lot Tentative Subdivision Map and combine Lot D and E into one lot containing 4.07 gross acres.	Prior to Each Final Map Approval	Community Development Department & City Engineer	
114. ** Boundary Line Adjustments that have been deferred by the City Engineer shall be completed prior to the adjacent small lot final map approval or improvement plan approval, as determined by the City Engineer.	Prior to Each Final Map Approval	Community Development Department & City Engineer	
115. After recordation of the Final Map, the Applicant shall provide to the City one copy of the recorded Final Map on Mylar.	After Final Map Recordation	Community Development Department & City Engineer	
<b>PRIOR TO CONSTRUCTION</b>			
116. The Applicant shall apply for and obtain an Encroachment Permit from the City Engineer prior to any work conducted within the City right-of-way. The Applicant shall apply for and obtain an Encroachment Permit from Caltrans for any work within Caltrans right-of-way.	Prior to Construction	Community Development Department & City Engineer	
117. The Applicant, before performing construction activities within the project area and prior to each phase of development shall submit a construction schedule to the Fire Department to allow coordination of fire protection services during construction.	Prior to Construction	Fire Department	

118. The Applicant shall consult/notify with the service provider of Gas, telephone, Cable TV and Electrical System Design Departments at the earliest available opportunity concerning all applicable Development Plans, site improvements, and construction schedules. The project sponsors shall maintain contact with the service provider so that required facilities and easements will be developed in a coordinated manner.	Prior to Construction	City Engineer	
119. An on-site meeting with the Applicant, contractor, superintendent, engineers, and City representatives to review special procedures, limits of work, lines of authority and special conditions or procedures shall take place prior to any significant grading activity. The Applicant shall provide an organization chart displaying lines of authority and phone numbers for each individual shown in a supervisory capacity. The Applicant shall designate in writing before the start of work an authorized representative who will have authority to act on behalf of the project. Said representative should be available on the job site during all construction or accessible by phone. The representative shall also make any necessary arrangements with the City Engineer concerning extended or emergency work periods.	Prior to Construction	City Engineer	
120. All construction haul routes shall be approved by the City Engineer prior to commencement of any construction activity.	Prior to Construction	City Engineer	
<b>DURING CONSTRUCTION</b>			
121. Consistent with the recommendations of a soils engineer and as approved by the City Engineer, grading should be scheduled to avoid seasonally high groundwater conditions in swale areas.	On Going During Construction	City Engineer	

122. For each phase of development, the Applicant shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Applicant identifies any unique unforeseen soils conditions, the Applicant shall within 24-hours notify its geotechnical consultant to provide an analysis to the City Engineer for approval concerning any remediation action.	On Going During Construction	City Engineer	
123. The Applicant shall be responsible for the cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the Public Services Department based upon field conditions.	On Going During Construction	City Engineer	
124. For potable construction water, flows shall not exceed 500 gpm and 500,000 gallons per day subject to approval by the City. All flows shall be metered and monitored by the Applicant. The cost of potable construction water shall be at a rate established by the City. Any use of potable water for construction shall be subject to availability as determined by the City.	On Going During Construction	City Engineer	
125. The project shall provide for a system to inform all contractors and subcontractors and other affiliated parties conducting business within the City that a Business License must be obtained from the City. Prior to the preconstruction meeting, the Applicant shall submit to the City of Lincoln a list containing all parties doing business within the City as a result of the project. The City will check the list to ensure that each party has obtained the necessary Business License.	Prior to Start of Construction	City Engineer & Building Department	

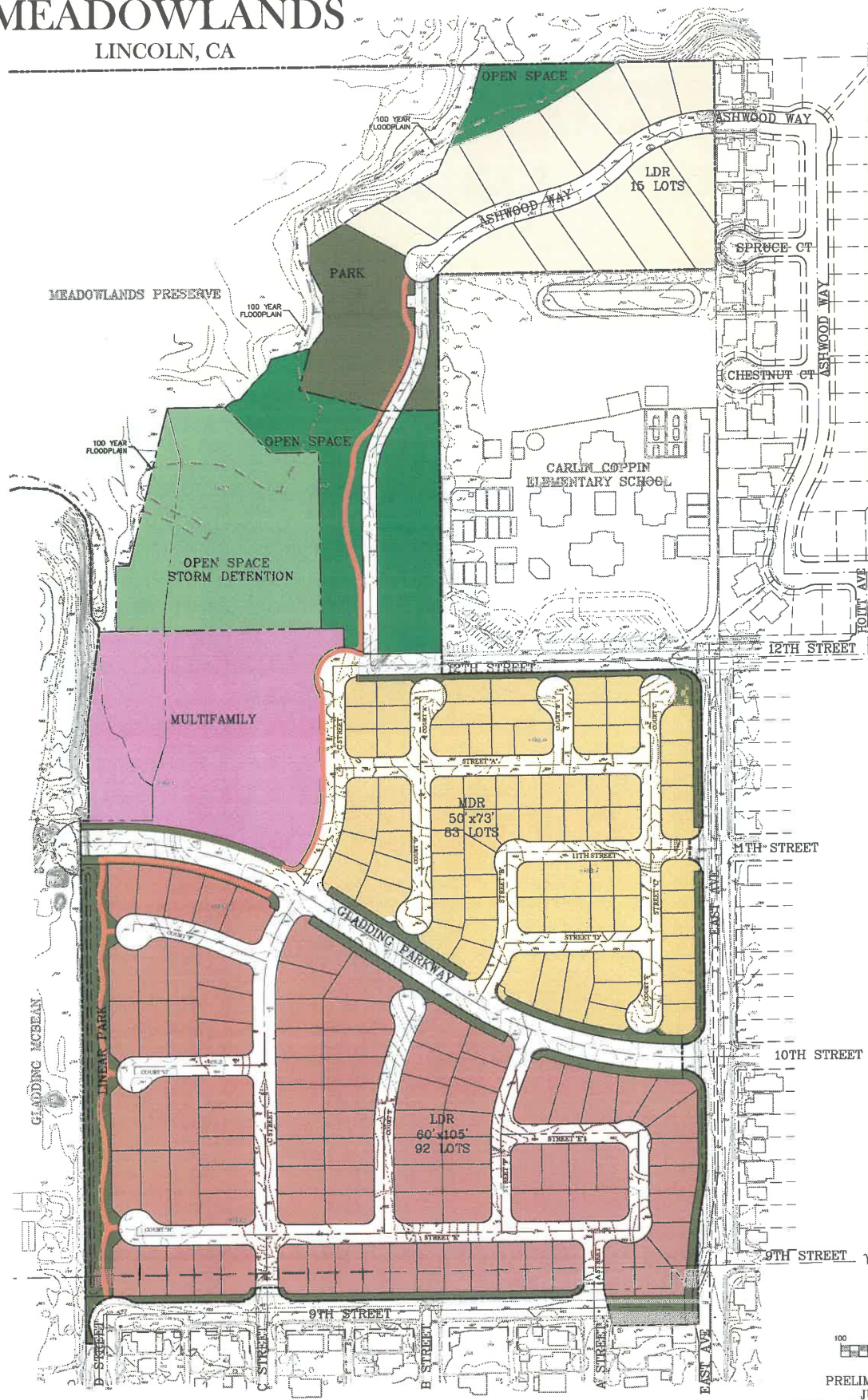
126. The Applicant may place a temporary sales building on the project site during project construction, subject to approval of the Community Development Department. The Applicant shall submit information to the Community Development Department regarding the location and services available to the structure as well as elevations of the temporary facility. Use of the facility will be subject to the approval of the Community Development Department.	Prior to Construction	Community Development Department, Building Department & City Engineer	
<b>PRIOR TO ACCEPTANCE</b>			
127. For each phase of development, the Applicant shall prepare a Water Quality Maintenance and Operation Plan for all water quality features. The Maintenance and Operation Plan shall contain as a minimum a description of the constructed facilities, the design criteria, a description of the way the facility is expected to operate, a description of maintenance activities required along with a schedule for each activity. The Maintenance and Operation Plan shall also contain a description of sampling, testing, and reporting requirements. The Maintenance and Operation Plan shall be subject to approval of the Public Services Department.	Prior to Acceptance of Improvements	Public Services, & Community Development Department & City Engineer	
128. The Applicant shall be responsible for repairing street damage caused by construction equipment on the street system to the satisfaction of the Community Development Department.	Prior to Acceptance	City Engineer	
129. The Applicant, through his/her engineer or surveyor, shall set sufficient durable monuments to conform to the standards prescribed in Section 8771 of the Business and Professional Code of California.	Prior to Acceptance	City Engineer	
130. The project shall be required to underground all existing public utilities fronting the project site.	Prior to Acceptance	City Engineer	

131. Prior to the acceptance of each phase of improvements, the Applicant shall provide the City with "Record Drawings" in a Mylar hard copy and the other on a computer disc in an AutoCAD format compatible with the City's mapping acceptable to the Public Services Department.	Prior to Acceptance	City Engineer	
132. Existing and proposed public facilities and improvements damaged during the course of construction shall be repaired by the Applicant, at his expense, to the satisfaction of the City Engineer.	Prior to Acceptance	City Engineer	
133. When improvements to landscape corridors and trails are completed to the satisfaction of the City Engineer and Community Development Department, the improved property shall be conveyed by a grant deed to the City, or HOA as applicable, for on-going maintenance, operation, repair and replacement. The Applicant shall be responsible to pay the direct cost associated with the performance of this work until such time as the City begins collecting funds for this work or the cost of doing this work is incorporated into a financing mechanism to fund the costs of this work. (if dedication to City required).	Prior to Acceptance	Community Development Department & City Engineer	
134. The contractor shall be responsible for the televising of all sewer collection and transport facilities. A 72-hour notification, both written and verbal, shall be given to the City Engineer prior to the televising of the sewer system. If not properly notified the City may elect to require a retesting of the subject system.	Prior to Acceptance	City Engineer	
<b>PRIOR TO BUILDING PERMIT</b>			
135. A Specific Development Plan and Development Permit will be required for the HDR (Multiple-Family) zoned property.	Prior to Building Permit Issuance	Community Development Department	

136. The Development of any residential dwelling units shall be subject to the review and approval of the City's Design Review process, as set forth in the City's Municipal Code and referenced in the amended General Development Plan.	Prior to Building Permit Issuance	Community Development Department	
137. Finished exterior grades shall be sloped away from foundations to provide removal of surface water runoff away from structures. All building pads shall be provided with drainage away from foundations and to a properly controlled discharge system. No surface runoff should be allowed to flow from the pad over an unprotected slope. Terraced lots should avoid uncontrolled discharge of surface water runoff onto adjoining lots.	Prior to approval of Plot Plans Issuance	Community Development Department & Building Department	
138. Fire hydrants or other acceptable alternative approved by the City, providing service for construction sites shall be operational prior to combustible vertical building construction beginning.	Prior to Building Permit Issuance	City Engineer, & Building Department	
139. Typical Landscape Plans, prepared by a registered landscape architect, shall be submitted for private front yard landscaping prior to issuance of Building Permits for homes. Such plans shall utilize drought tolerant landscaping, irrigation systems and plant materials that comply with then applicable City of Lincoln standards for water standards.	Prior to Building Permit Issuance	Community Development Department & Building Department	
140. The project shall be subject to the Western Placer Unified School District's Financing Plan.	Prior to Building Permit Issuance	Building Department	
141. Applicant shall pay all applicable fees at time of the Building Permit, including but not limited to the Applicant's fair share of zone of benefit fees per Resolution 2008-145.	Prior to Building Permit Issuance	Building Department	

142. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to Building Permit Issuance	Building Department	
143. The Applicant shall comply with Municipal Code section 17.32 regarding Park Dedication and Fees. The Applicant shall be required to dedicate park land, or pay an in-lieu fee at the Building Permit stage based upon the projects per acre value of land established at the time the Tentative Subdivision Map's approval becomes effective.	Prior to Building Permit Issuance	Building Department	
144. All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2004 and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.	Prior to Building Permit Issuance	Public Services	
<b>PRIOR TO OCCUPANCY</b>			
145. The Applicant shall install all fire protection measures required pursuant to the then applicable City Standards. All residential units shall be fire sprinkled in accordance with the California Fire Code in effect at the time of Building Permit application.	Prior to Final Inspection/ Occupancy of each residence	Building Department	

# PRELIMINARY SITE PLAN MEADOWLANDS LINCOLN, CA



**MEADOWLANDS  
PROJECT SUMMARY**

ASSESSORS PARCEL NO.  
008-00-008, 008-00-040, 008-00-041, 008-00-042

OWNER 1  
SACRAMENTO REGION COMMUNITY FOUNDATION  
825 UNIVERSITY AVE, 8A  
SACRAMENTO, CA 95825  
(916) 433-4000  
CONTACT: DALE WALISCHMITT  
dale.walischmitt@sacra.com

OWNER 2 (MARKHAM RAVINE)  
PACO BUILDING PRODUCTS LLC  
10000 WHITE ROCK RD, 4000  
SAN DIEGO, CA 92121

DEVELOPER/APPLICANT  
NIEMI DEVELOPMENT PARTNERS, LLC  
4200 DOUGLAS BLVD #200-514  
GRANITE BAY, CA 95746  
CONTACT: WILLIAM NIEMI  
will@niemi.com

ENGINEER/PLANNER  
TSD ENGINEERING, INC.  
31 NATOMA ST #400  
FOLSOM, CA 95630  
ATTN: CASEY FEECKERT  
cfeckert@tsdeng.com

LOT AREA  
TOTAL - 136.89 ac

SINGLE FAMILY LOT SIZES  
CUSTOM - 15 LOTS (LDR)  
50' X 77' - 81 LOTS (MDR)  
80' X 107' - 91 LOTS (LDR)  
TOTAL - 190 LOTS

EXISTING ZONING  
LOW DENSITY RESIDENTIAL (PD-LDR-5)  
HIGH DENSITY RESIDENTIAL (PD-HDR-30)  
OPEN SPACE (OS)  
LIGHT INDUSTRIAL (LI)  
PARK & RECREATION  
PUBLIC (PR)

PROPOSED ZONING  
LOW DENSITY RESIDENTIAL (LDR)  
MEDIUM DENSITY RESIDENTIAL (MDR)  
HIGH DENSITY RESIDENTIAL (HDR)  
OPEN SPACE (OS-C, OS-A)  
OPEN SPACE - STORM DETENTION (OS-SD)  
LINEAR PARK (LP)  
PARK (P)

**UTILITY PROVIDERS**

PARK DISTRICT  
CITY OF LINCOLN

SCHOOL DISTRICT  
WESTERN PLACER UNIFIED SCHOOL DISTRICT

WATER  
CITY OF LINCOLN

SANITARY SEWER  
CITY OF LINCOLN

STORM DRAIN  
CITY OF LINCOLN

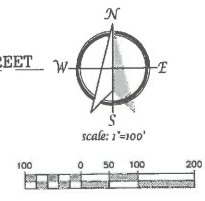
GAS  
PG&E  
MARTY GRAGG  
330-889-1256

ELECTRIC  
PG&E  
MARTY GRAGG  
330-889-1256

TELEPHONE  
AT&T  
CAROL ELLIS  
330-888-2043

CABLE  
STREETVIEW COMMUNICATIONS  
1200 ELLISON  
330-652-9479

FIRE  
CITY OF LINCOLN



PRELIMINARY SITE PLAN  
JULY 15, 2016

**NIEMI**

NIEMI DEVELOPMENT PARTNERS LLC

*Real Estate and Capital Investments*

**TSD ENGINEERING, INC.**  
*experts provide*

31 Natoma Street, Suite #160  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701

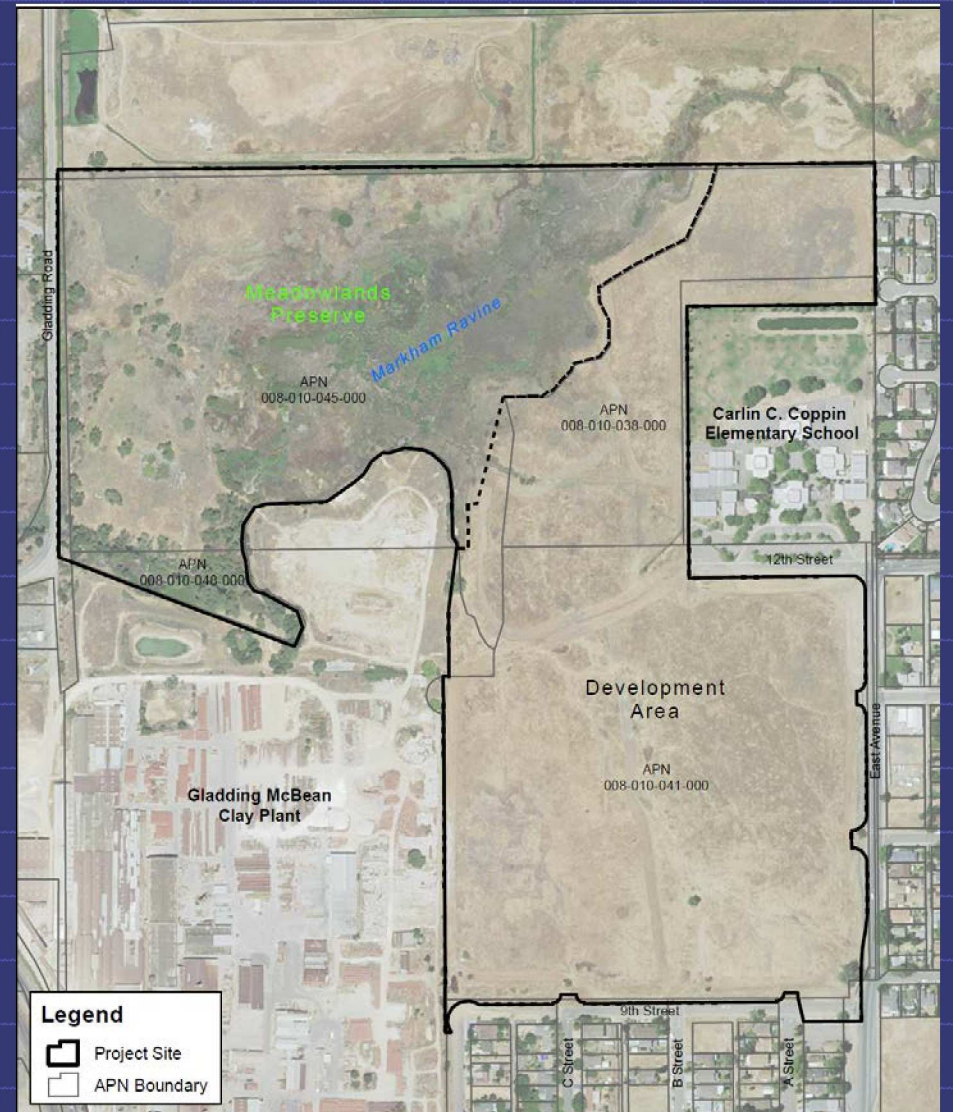


# Meadowlands Residential Subdivision Project Review

City of Lincoln  
City Council  
September 13, 2016

# Project Site

- ◆ Project site is approximately 109 acres in size and located northwest of the intersection of 9<sup>th</sup> Street and East Avenue within the current boundaries of the City of Lincoln (Infill)
- ◆ The project revises the most recently approved project from 2012, also known as the Meadowlands Residential Subdivision Project



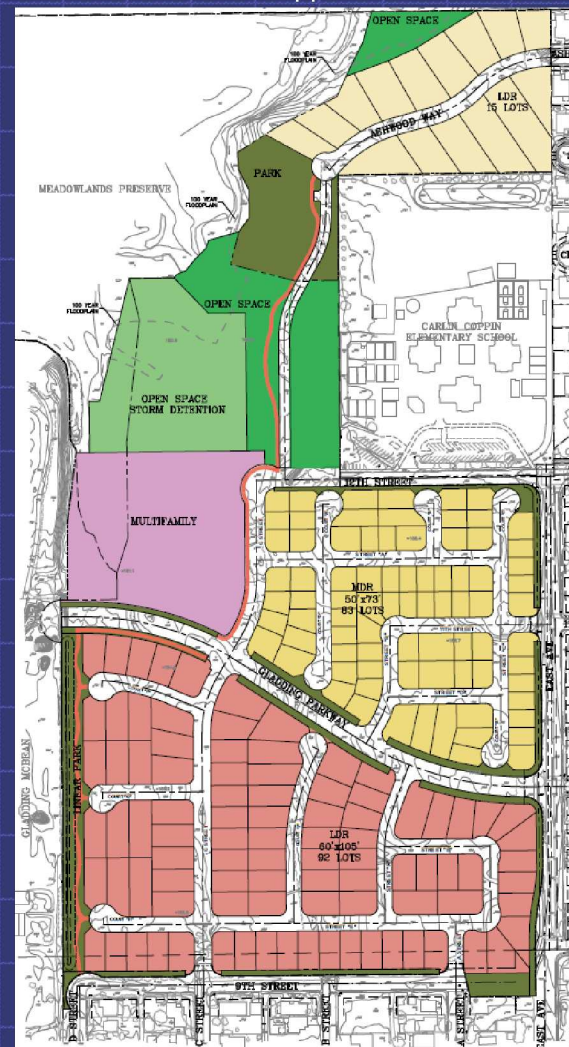


# Meadowlands

2012 Approval



Current Application



# Entitlements & CEQA

- ◆ General Plan Amendment
- ◆ Rezone & General Development Plan Amendment
- ◆ Large Lot Tentative Map
- ◆ Small Lot Tentative Subdivision Map
- ◆ Specific Development Plan/Development Permit
- ◆ Addendum to Final Environmental Impact Report

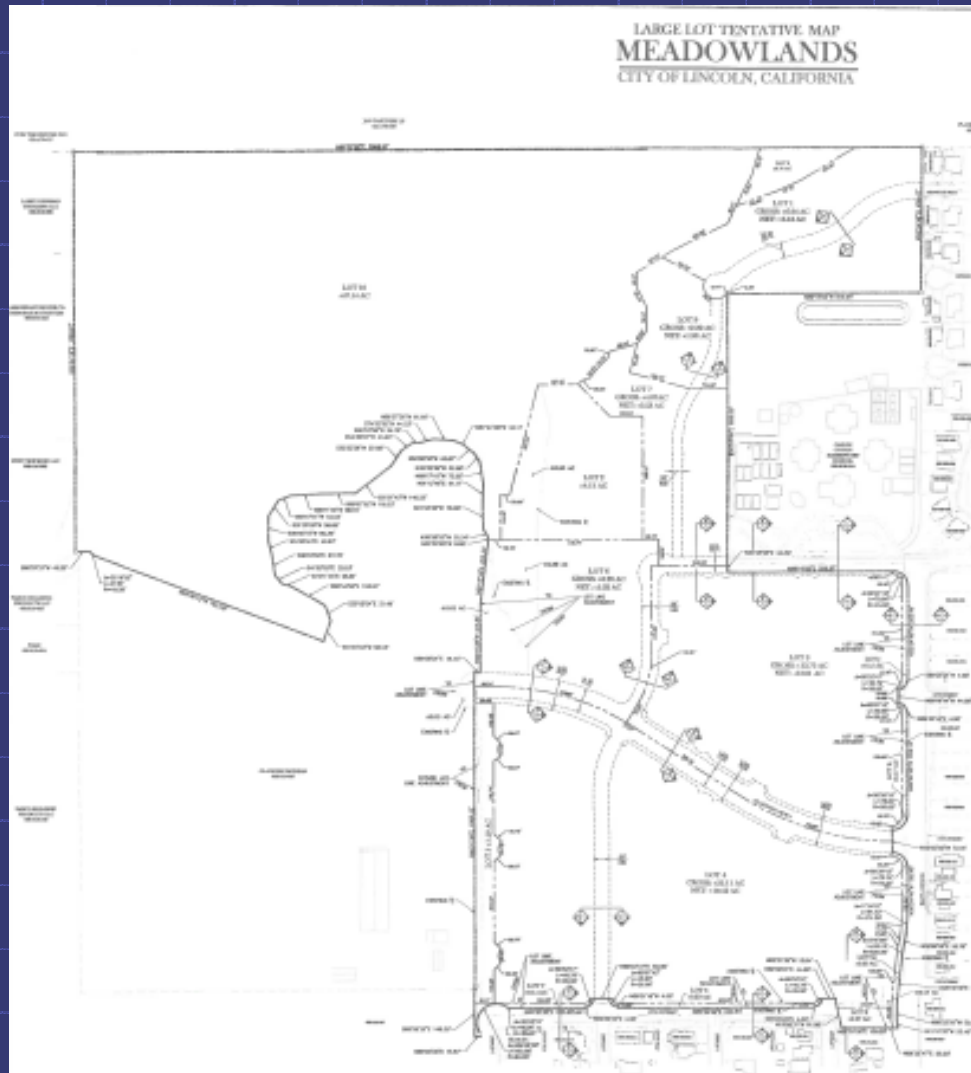
# General Plan Amendment

- ❖ Revision to Low Density Land Use Areas
- ❖ Adds Medium Density Residential Land Use
- ❖ Adds Linear Park Land Use
- ❖ Eliminates Light Industrial Land Use
- ❖ Assigns Specific Sub-Categories for Open Space Land Uses
  - ❖ Open Space - Recreational
  - ❖ Open Space – Conservation
  - ❖ Open Space – Storm Detention (Water Quality Basin)

# Re-Zone and General Development Plan

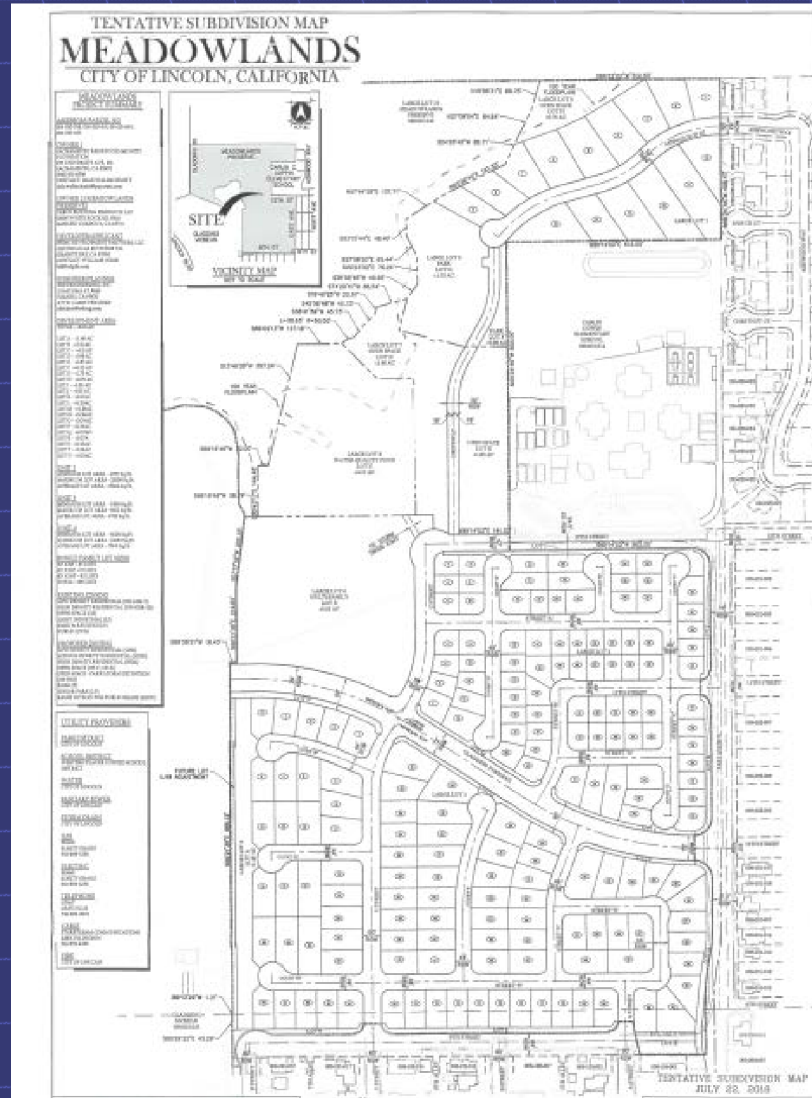
- ❖ Re-establishes Planned Development District as the Master or Base Zoning for the Site.
- ❖ Specific Zoning Districts correspond to General Plan Land Use Designations and described more fully within the Amended General Development Plan

# Large-Lot Map





# Small-Lot Subdivision Map







# Gladding Parkway



## 2012 Gladding Parkway

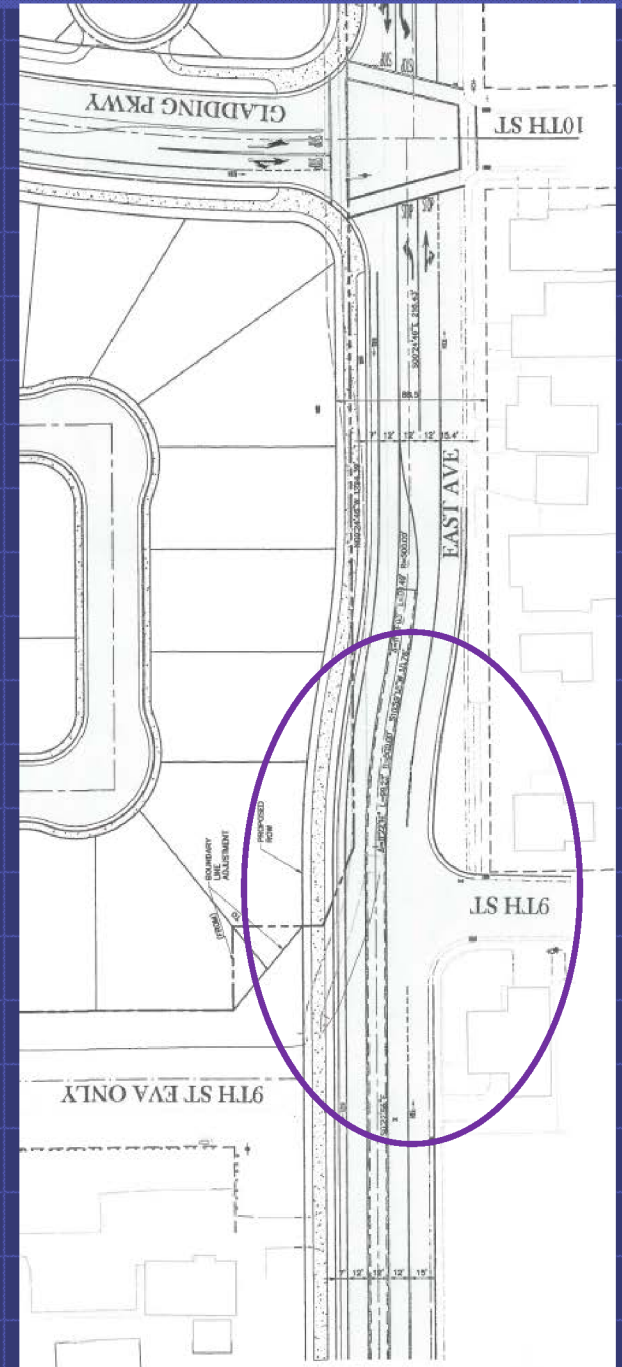


## 2016 Gladding Parkway



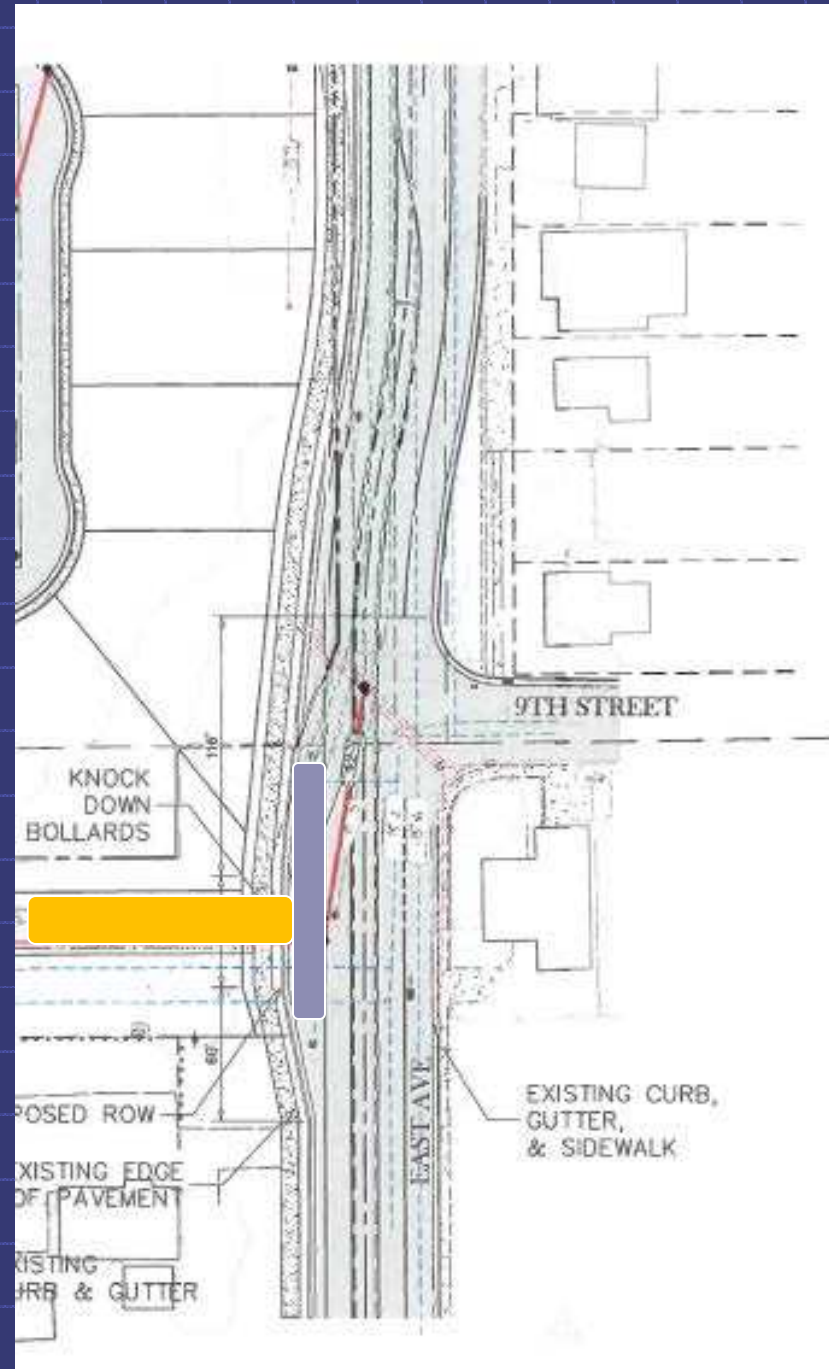
# East Avenue

- ❖ Restriping to soften the currently abrupt lane off-set between 9<sup>th</sup> Street and 10<sup>th</sup> Street and add NEV/Bicycle Lane along both sides of East Avenue



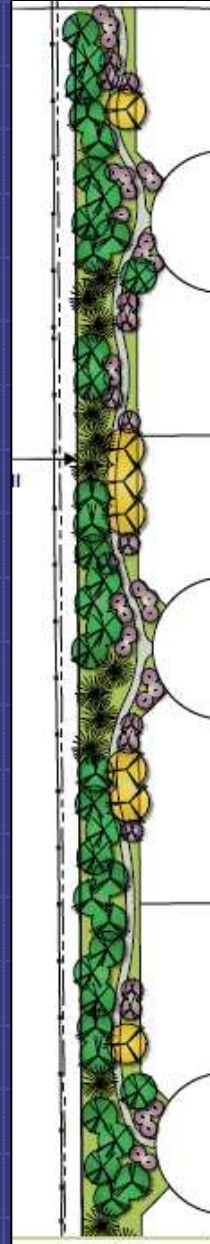
# West 9<sup>th</sup> Street

- ❖ EVA Access only
  - ❖ Improves east/west offset issue at uncontrolled intersection
- ❖ Future Bus Turnout



# Parks

- ❖ Project will meet park obligation through the construction of a Linear Park Neighborhood Park, Linear Park, and Undisturbed Open Space





# Trails/Bike/NEV

- ❖ Multiple-Use Trail Originates at the southwest corner of the Project site and terminates at the Neighborhood Park
- ❖ Designated NEV/Bicycle Lanes along Gladding Parkway and East Avenue



# Future Actions Required

- ❖ Approval of Final Map/Improvement Plans
- ❖ Design Review for all Residential Development
- ❖ Specific Development Plan/Development Permit for Multiple Family Parcel (In Conjunction with Design Review)

# CEQA Determination

- ❖ An Addendum to the Final Environmental Impact Report (FEIR)/Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA)
- ❖ The Addendum and Initial Study has indicated that the revised Meadowlands Project is consistent with the type and intensity of land uses previously analyzed in the Meadowlands project approved in 2012 and that no new significant impacts or substantial increase in the severity of previously identified significant impacts have been identified
- ❖ As such, an Addendum to the FEIR is the appropriate level of documentation necessary to satisfy the requirements of CEQA



# Planning Commission

- ❖ Held a Public Hearing on August 17<sup>th</sup>
- ❖ Adopted Resolutions by a 6-0-1 (Vacancy) vote recommending the City Council approve the Meadowlands Project

# Recommended City Council Actions

- ❖ Conduct a public hearing, consider public testimony and take the following actions:
  - Adopt Resolution 2016-180 approving the Addendum to the Final EIR for the Meadowlands Project;
  - Adopt Resolution 2016-181 approving the General Plan Amendment;
  - Introduce and waive First Reading of Ordinance 920B approving the Rezone;
  - Introduce and waive First Reading of Ordinance 921B approving the amended General Development Plan;

# Recommended City Council Actions Cont.

- Adopt Resolution 2016-182 approving the Large Lot Tentative Map;
- Adopt Resolution 2016-183 approving the Small Lot Tentative Subdivision Map; and,
- Adopt Resolution 2016-184 approving the Specific Development Plan and Development Permit for the low and medium density portions of the Meadowlands Project.